PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law
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Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref: DM Title No: 50154

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Dolores Pardue 106 Newsom Green Unit #78 Nashville, Tennessee 37221	Same

TAX MAP-PARCEL NUMBERS: 142070C07800CO

BILL GARRETT, Davidson County
Trans:T20090056035 DEEDWARR
Recvd: 08/17/09 13:17 3 pgs
Fees:18.00 Taxes:691.90
20090817-0077138

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$187,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jean Smith, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Dolores Pardue, unmarried** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 78 of Ashley Green, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 6900, page 24 amended in Book 6900, page 978 and shown as Exhibit "C" to the Master Deed of record in Book 7184, page 44 amended in Book 7482, page 312 and corrected in Book 7467, page 279, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Jean Smith, unmarried by warranty deed from Rochford Realty & Construction, Co., Inc., dated March 27, 1995 and recorded on March 29, 1995 of record in Book 9630, page 945, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2009, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6900, Page 24 amended in Book 6900, page 978 and shown as Exhibit "C" to the Master Deed of record in Book 7184, page 44, amended in Book 7482, page 312 and corrected in Book 7467, page 279, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Book 7184, page 44, amended in Book 7482, page 312, Book 7467 page 279, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This instrument is executed on behalf of Jean Smith by Deborah S. Shaw pursuant to a Power of Attorney executed by her on the 9th day of June, 2008, of record in Instrument No. 20090817-0077137 Register's Office for Davidson, County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference

This is improved property, known as: 106 Newsom Green, Unit 78, Nashville, Tennessee 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 14th day of August, 2009 .

Jean Smith by Deborah S. Shaw, P.O.A.

Jean Smith By: Deborah S. Shaw Atty-in-Fact

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $187,000.00

Affiant

Sworn and subscribed before me this 14th day of August, 2009

Deborah H. Berrie

Notary Public

DEBORAH H. BERRIE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

My Commission Expires: 3/20/2010

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named , **Deborah S. Shaw** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Jean Smith** , as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 14th day of August, 2009

Notary Public

My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires May 2, 2011

EXHIBIT "A"
To
Warranty Deed

FROM: Jean Smith

TO: Dolores Pardue

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Deborah S. Shaw, P.O.A
Deborah S. Shaw, Affiant

Sworn to and subscribed before me this 14th day of August, 2009

Notary Public

My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires May 2, 2011