PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law

104 Woodmont Blvd., Suite 100

Nashville, Tennessee 37205

Phone (615) 298-3312 - Fax 292-8746

W & I Ref: (dm) Title No: 50386

Dav. Co. File: Box 8

BILL GARRETT, Davidson County

Trans:T20100014643 DEEDWARR

Recvd: 03/11/10 14:38 3 pgs

Fees:18.00 Taxes:148.00

20100311-0018790

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Jacqueline A. Peek 6680 Charlotte Pike, B-4 Nashville, Tennessee 37209	New Owner

TAX MAP-PARCEL NUMBERS: 102-7-A-17.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$40,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Isolyn A. Hart, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Gene Peek and Jacqueline A. Peek, joint tenants with rights of survivorship,** 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. B-4 of West Meade Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Book 5200, page 430, 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 Isolyn A. Hart by deed from Freeman Webb Developers, Inc., dated August 28, 1995 and recorded on August 31, 1995 of record in Book 9779, page 294, Register's Office for Davidson County, Tennessee.

Clarence V. Hart, spouse of Isolyn A. Hart, joins in this conveyance solely to convey any and all marital interest he may have in subject property.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2010, and subsequent years; The Plan, with Owner's Certificate, of record in Book 5200, Page 430, said Register's Office, which Plan shows minimum building set back lines and easements, to which Plan reference is hereby made for a more complete description; The provisions of the condominium Master Deed of record in Book 5923, Page 704, amended in Book 6277, Page 653, Book 7333, Page 415 and Book 7333, Page 418, 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 Isolyn A. Hart, by Alice Ganier, pursuant to a Power of Attorney executed by her on the 11th day of February, 2010, of record in Instrument No. 20100311-0018788, 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 instrument is executed on behalf of Clarence V. Hart, by Alice Ganier, pursuant to a Power of Attorney executed by him on the 5th day of March, 2010, of record in Instrument No. 20100311-0018789 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: 6680 Charlotte Pike B-4, Nashville, Tennessee 37209

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 9th day of March, 2010 .

Isolyn A Hart
by Alice Ganier, Atty in fact

Isolyn A. Hart by Alice Ganier, Atty-In-Fact

Clarence V Hart
by Alice Ganier, Atty in Fact

Clarence V. Hart by Alice Ganier, 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: $40,000.00

Affiant

Sworn and subscribed before me this 9th day of March, 2010

Deborah H. Bernier
Notary Public

My Commission Expires: 9/8/2013

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

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING C
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

State of Pennsylvania
County of Montgomery

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named , Alice Ganier 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 **Isolyn A. Hart and Clarence V. Hart** 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 9th day of March, 2010

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
PATRICIA DARLENE HARRIS, Notary Public
Lower Merion Twp., Montgomery County
My Commission Expires December 4, 2013

Patricia Darlene Harris
Notary Public

My Commission Expires:_____

EXHIBIT "A"
To
Warranty Deed

FROM: Isolyn A. Hart

TO: Gene Peek and Jacqueline A. Peek, joint tenants with rights of survivorship

State of Pennsylvania
County of Montgomery

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.

Alice Ganier
Alice Ganier, Affiant

Sworn to and subscribed before me this 9th day of March, 2010

Patricia Darlene Harris
Notary Public

My Commission Expires:_____

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
PATRICIA DARLENE HARRIS, Notary Public
Lower Merion Twp., Montgomery County
My Commission Expires December 4, 2013