PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

W & I Ref: SK Title No: 43053

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 12/07/01 09:05 3pgs
Fees:18.00 Taxes:2586.30
20011207-0134778

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Susan S. Wolverton 35 Middleboro Court Nashville, Tennessee 37215	SAME

TAX MAP-PARCEL NUMBERS: 157-08-A-004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$699,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **R. Dirk Allison**, married, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Susan S. Wolverton** 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:**

LAND in Davidson County, Tennessee, being Lot No. 4 on the Plan of 3rd Revision, Middleton of record in Book 6900, page 900, to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to R. Dirk Allison by deed from Khoury Brothers, LLC, a Tennessee limited liability company of record in instrument no. 199912140302695, Register's Office for Davidson County, Tennessee.

Marcia Ann Helton Allison, spouse of R. Dirk Allison, joins in this conveyance soley to convey any and all interest she may have in the above described property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2002, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6900, Page 900, said Register's Office, which Plan shows a 10 foot easement for public utility and drainage purposes along the southerly and easterly line, and a 2.5 x 25 foot utility anchor easement located on the northeasterly corner of said lot, and a 5 foot easement for entrance wall located on the northeasterly corner of said lot; The Declaration of Covenants, Conditions and Restrictions of record in Book 9816, page 844, Book 10714, page 744, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This instrument is executed on behalf of Marcia Ann Helton Allison by Rodney Dirk Allison as Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith.* The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference. Rodney Dirk Allison and R. Dirk Allison are one in the same person. * See Instrument # 20011207-0134777

This is improved property, known as: 35 Middleboro, Nashville, Tennessee 37215

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 5th day of December, 2001 .

R. Dirk Allison

Marcia Ann Helton Allison by : Rodney Dirk Allison, Atty-in-Fact

State of TENNESSEE
County of DAVIDSON

On this 5th day of December, 2001 , before me the undersigned authority, personally appeared **R. Dirk Allison** , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 7/26/2003

Notary

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: $699,000.00

Affiant

Sworn and subscribed before me this 5th day of December, 2001

My Commission Expires:

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 7/26/2003

Notary Public

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 , **Rodney Dirk Allison** 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 Susan S. Wolverton , 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 5th day of December, 2001

Notary Public

My Commission Expires:

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission
Expires 7/26/2003

EXHIBIT "A"

To

Warranty Deed

FROM: R. Dirk Allison

TO: Susan S. Wolverton

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.

Rodney ~~Dirk~~ Allison, Affiant

Sworn to and subscribed before me this

5th day of December, 2001

Notary Public

My Commission Expires:

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission
Expires 7/26/2003