PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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W & I Ref: ST Title No: 43104

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 12/31/01 14:55 3pgs
Fees:18.00 Taxes:680.80

20011231-0145167

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Robert Stratton Jennifer Upchurch 766 Rodney Drive Nashville, Tennessee 37205	1st Trust Bank for Savings P.O. Box 17257 Memphis, Tennessee 38187-0257

TAX MAP-PARCEL NUMBERS: 115-13-055

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$184,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Vicki L. Agee**, unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Robert Stratton and spouse, Jennifer Upchurch** 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. 193 on the Plan of West Meade Hills, Section 8 of record in Book 3600, Page 61 & 62 Register's Office for said County.

Said Lot No. 193 fronts 115.0 feet on the Southeasterly margin of Rodney Drive and extends back 806.16 feet on the northeasterly line and 809.9 feet on the southwesterly line to a dead line in the rear, measuring 115.0 feet thereon. Together with, as an appurtenance thereto, a joint driveway agreement of record in Book 4023, Page 703, said Register's Office.

Being the same property conveyed to Vicki L. Agee by deed from Russell a. Zavitson and wife, Debbie D. Zavitson of record in book 10205, Page 466, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.
Above described conveyance is subject to;Taxes for 2002, and subsequent years; The Plan, with Owner's Certificate, of record in Book 3600, page 61 & 62 , said Register's Office, which Plan shows a 170 foot minimum building set back line from Rodney Drive and a 30 foot easement for NES purposes along the rear line of said lot and a 10 foot utility easement northwest of and contiguous thereto. And a 2.5 x 40 foot utility anchor easement located on the northwesterly front corner of said lot; Subject to a joint driveway agreement of record in Book 4023, Page 703, said Register's Office.

This instrument is executed on behalf of Vicki L. Agee by Suzanne Lewter 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.

This is improved property, known as: 766 Rodney Drive, Nashville, Tennessee 37205

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 , **Suzanne Lewter** 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 **Vicki L. Agee** , 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 19th 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: Vicki L. Agee

TO: Robert Stratton and spouse, Jennifer Upchurch

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.

Suzanne Lewter, Affiant

Sworn to and subscribed before me this

19th 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

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 19th day of December, 2001 .

Vicki L. Agee by Suzanne Lewter

Vicki L. Agee By: Suzanne Lewter, Atty-in-Fact

State of TENNESSEE
County of DAVIDSON

On this 19th day of December, 2001 , before me the undersigned authority, personally appeared **Suzanne Lewter** , 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: $184,000.00

Affiant

Sworn and subscribed before me this 19th 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