RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

PREPARED BY:

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: 43197
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 02/28/02 10:57 3pgs
Fees:18.00 Taxes:980.13
20020228-0025455

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Robert M. Collie, III 2006 18th Avenue, South Nashville, TN 37212	Wells Fargo Home Mortgage, Inc. 7495 New Horizon Way Frederick, MD 21703

TAX MAP-PARCEL NUMBERS: 104-12-257

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$264,900.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Lea D. Summers, married and L. Lee Coppoletta and spouse, Salley D. Coppoletta**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Robert M. Collie, III, and Brandon Murphy, both unmarried, as Joint Tenants with * 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:**
*Right of Survivorship

LAND in Davidson County, Tennessee, being Lot No. 28 on the Plan of Lenox Place of record in Plat Book 161, page 171, Register's Office for said County.

SAID Lot No. 28 fronts 50 feet on the easterly margin of 18th Avenue and extends back between parallel lines 140 feet to an alley.

Being the same property conveyed to Lea D. Coppoletta, a 1/3 undivided interest and L. Lee Copoletta and spouse, Salley D. Coppoletta a 2/3 undivided interest, by deed from Mark D. Aune and Lisa Y. Aune, married of record in instrument no. 20000110000 3119, Register's Office for Davidson County, Tennessee. L. Lee Copoletta and L. Lee Coppoletta are one in the same person. Lea D. Coppoletta is now known as Lea D. Summers.

Michael Summers, spouse of Lea D. Summers, joins in this conveyance to convey any and all interest he may have in the above described 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 2002, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 161 Page 171, said Register's Office.

This instrument is executed on behalf of L Lee Coppoletta and Salley D. Coppoletta by Lea D. Summers 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: 2006 18th S, Nashville, Tennessee 37212

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 20th day of February, 2002

Lea D. Summers

Michael Summers

L. Lee Coppoletta by: Lea D. Summers, Atty-in-Fact

Salley B. Coppoletta Coppoletta by: Lea D. Summers, Atty-in-Fact

State of TENNESSEE
County of

On this 20th day of February, 2002, before me the undersigned authority, personally appeared **Michael Summers**, 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: Nov 27, 2004

Notary

SHARON F. GREGG NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

State of TENNESSEE
County of

On this 25th day of February, 2002, before me the undersigned authority, personally appeared **Lea D. Summers**, 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

Notary

CHRISTY [illegible] NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 7/26/2003

State of TENNESSEE
County of

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $264,960.00

Affiant

Sworn and subscribed before me this 26th day of Feb, 2001

Notary Public

My Commission Expires: 10/17/05

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

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, **Lea D. Summers** 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 **L. Lee Coppoletta and Salley D. Coppoletta**, 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 day of February, 2002



Notary Public

My Commission Expires:

My Commission Expires 7/26/2003

EXHIBIT "A"

To

Warranty Deed

FROM: Lea D. Summers, married and L. Lee Coppoletta and spouse, Salley D. Coppoletta

TO: Robert M. Collie III

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.

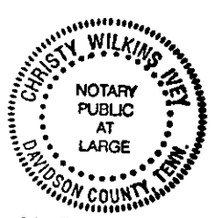
Lea D. Summers, Affiant

Sworn to and subscribed before me this

day of February, 2002

Notary Public

My Commission Expires:



My Commission Expires 7/26/2003