PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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W & I Ref: ST Title No: 43379

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 04/23/02 12:51 10pgs
Fees:53.00 Taxes:814.00
20020423-0049985

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Matthew C. Rollings Carrie G. Woolpert 1509 Clayton Avenue Nashville, Tennessee 37212	U.S. Bank, N.A. 4801 Frederica Street Owensboro, Kentucky 42301

TAX MAP-PARCEL NUMBERS: 117-08-182

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$220,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Margaret H. Mayo, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Matthew C. Rollings and Carrie G. Woolpert, as joint tenants with right 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:**

Land in Davidson County Tennessee, being Lot No. 217 on the Map of Victoria Place of record in book 332, Page 10 Register's Office for said County.

Said Lot No. 217 fronts 60 feet on the southerly margin of Clayton Avenue and extends back between parallel lines 185 feet to an alley.

Being the same property conveyed to Denton H. Mayo, Jr. and wife, Margaret H. Mayo by deed from Peter V. Rome, Jr. and wife, Geraldine H. Rome of record in Book 3073, Page 39, Register's Office for Davidson County, Tennessee. The said Denton H. Mayo, Jr. has since died.

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; All Matters shown on The Plan, with Owner's Certificate, of record in Plat Book 332 Page 10, said Register's Office.

This instrument is executed on behalf of Margaret H. Mayo by Regina Marie Mayo Johnson as Attorney in Fact pursuant to a Power of Attorney being recorded as Exhibit "B" to this instrument and incorporated herein by reference hereto. 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: 1509 Clayton Ave., 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.

EXHIBIT "A"

To
Warranty Deed

FROM: Margaret H. Mayo

TO: Matthew C. Rollings and Carrie G. Woolpert.

State of Tennessee
County of Davidson

A F F I D A V I T

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.

Regina Marie Mayo Johnson

Regina Marie Mayo Johnson, Affiant

Sworn to and subscribed before me this

22nd day of April, 2002

Notary Public

My Commission Expires:

PERCY WILKINS, JR.
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2004

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 22nd day of April, 2002 .

Margaret H. Mayo

Margaret H. Mayo By:Regina Marie Mayo Johnson, Atty-in-Fact

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 , **Regina Marie Mayo Johnson** 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 **Margaret H. Mayo** , 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 22nd day of April, 2002

Notary Public

My Commission Expires:

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2004

State of TENNESSEE

County of DAVIDSON

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $220,000.00

Affiant

Sworn and subscribed before me this 22nd day of April, 2002

Notary Public

My Commission Expires:

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2004

Exhibit "3"

STATE OF TENNESSEE

COUNTY OF DAVIDSON

DURABLE POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

That I, Margaret Regina Mayo, do hereby make, constitute, and appoint, my daughter, Regina Marie Mayo Johnson, of Nashville, Tennessee, my true and lawful attorney-in-fact and hereby delegate to said attorney-in-fact full power and authority for me in my name, place and stead to do and perform all things that I could do myself in the transaction of any business of mine, on such terms and in such manner as said attorney-in-fact may deem appropriate including, without limitation, power and authority, all in accordance with Tennessee Code Annotated §34-6-101 et.seq., and as it may be amended in the future.

1. To open, maintain and close checking and savings accounts in my name in any banks, savings and loan associations, building and loan associations, credit unions, or similar institutions; to receive, endorse and deposit negotiable instruments made or drawn to my order; to issue, receive, or endorse with my name checks, drafts and orders for the payment of money from, or to any account of mine in any such institution, including those payable to said attorney-in-fact; to agree to and sign in my name any authority, signature cards or other documents that my attorney-in-fact or any institution may deem appropriate;

2. To lease, maintain and close out safe deposit boxes in any banking or other institution and to enter any safe deposit box or place of safekeeping of property now or hereafter maintained in my name or on my behalf without anyone else being present, and to agree to and sign in my name any authority, signature cards or other documents for such purposes;

3. To sell, convey, lease, assign, hypothecate, mortgage, pledge, pawn, encumber or exchange any or all of my property, whenever acquired, including real, personal, tangible, intangible or mixed, and any legal or equitable interest therein, and including but not limited to all types of stocks and bonds and other similar kinds of securities; to execute, seal, and deliver any transfers, writings and instruments to effect such transaction or transactions; and to receive in payment the proceeds of such transaction or transactions without any duty or obligation on the payor to investigate the disposition thereof, and to issue receipts therefor;

4. To purchase any property for me including real, personal, intangible, tangible, or mixed, and any legal or equitable interest therein, including but not limited to all types of stocks and bonds and other similar kinds of securities, and certificates of deposit, and to pay therefor from my funds; to incur any indebtedness on my behalf by means of borrowings, loans, or otherwise, whether secured or unsecured; to pay any indebtedness from my funds; to execute on my behalf and sign and seal notes, security interests, mortgages, deeds to secure debt, liens or other instruments evidencing such

indebtedness; to receive the writings or documents evidencing such transaction or transactions; and to secure same by conveyance, mortgage, hypothecation, pledge, pawn, or encumbrance of any or all of my property, real, personal, intangible, or mixed;

5. To ask, claim, bill, demand, sue for, collect, recover, and receive all sums of money, debts, dues, accounts, legacies, bequests, interest, dividends, annuities, and demands whatsoever, as are now or shall hereafter become due, owing, payable or otherwise, by litigation, attachment, distress or otherwise for the recovery thereof;

6. To accept part in satisfaction for the whole of, or to compromise, any debt or sum of money now or hereafter owing or payable to me, or any other claim or demand which I have or may have against any person or persons; to grant extensions of time for the payment or satisfaction thereof, either with or without taking security for the same; to give discharges for such payments, and otherwise to act with respect thereto;

7. To lease any real or personal property, to execute leases therefor, and to rescind, cancel, and terminate any lease, heretofore or hereafter made, of real or personal property;

8. To appear for me and in my behalf before any person having authority by the laws of any State or of the United States;

9. To enter into, make, and execute any bond whatsoever, either as principal or surety, and to sign, seal acknowledge, and deliver the same for me and in my name, either as principal or surety,

10. To appear and vote, and otherwise act as my proxy or representative in respect to such number of shares of any company, corporation, trust or other such organizations, and to sign and execute any proxies or other instruments for others to vote such shares;

11. To make and sign in my name any and all tax or other returns to the State or Federal Government or other taxing authority, to request extensions in connection with such taxes, to protest in my name any such taxes or the proposed assessment of any such taxes, to file claims for refunds of taxes, to make appearance in court or before any taxing authority, either in person or through an attorney-in-fact, to attempt to sustain any tax return or to oppose proposed tax assessments;

12. To enter any personal appearance for me as a plaintiff or as a defendant in any legal action, suit, court, or hearing or to accept, waive or acknowledge any process or service of process from any court, board or agency whatsoever directed to me personally; and to compromise, refer to arbitration, or submit to judgment in any such action or proceeding;

13. To provide for my proper care during any illness, and to consent to any medical procedure or treatment, including declining the admistration of nutrition or hydration should I become unable to take nourishment by mouth, to pay all medical, hospital, nursing and other charges incident to any of same;

14. To pay the cost of maintenance of my home and all incidental charges or household expenses, including, but not

limited to, domestic servants;

15. To effectuate my resignation from any position of trust or responsibility (whether or not such duties thereunder are personal to me) or from any organization membership;

16. To make gifts of any of my assets to any individuals (and/or to any charities), provided that I have previously made gifts to such donee, or such donee is a beneficiary under my most recently executed Will (as determined by my attorney-in-fact), or such donee is otherwise a natural object of my bounty, and provided further that gifts to my attorney-in- fact may only be made if substantially identical gifts are simultaneously made to others similarly situated; and to consent to transfers being treated as "split gifts" as allowed by law;

17. To transfer any or all of my assets to a corporate trustee or to any person as a testamentary trustee under my most recently executed Will (as determined by my attorney-in-fact) to hold same in trust upon such terms and conditions as my attorney-in-fact may deem appropriate provided such trust:

(i) is solely for my benefit,

(ii) may be amended or revoked by me or my attorney-in-fact, and

(iii) provides that at my death all assets then held in such trust shall be delivered to the personal representative of my estate;

18. To employ and compensate attorneys-at-law, accountants, real estate agents, and other agents and advisors with relation to

matters mentioned herein; and

19. To take any action for the care, preservation, insurance, management, or superintendence of my property or to convert my assets into other forms.

Granting and giving unto my said attorney-in-fact full power and authority to do and perform any and all other acts necessary, proper, or incidental to the performance and execution of the powers hereinbefore granted, with power to do and perform all acts authorized hereby as fully to all intents and purposes as I might or could do personally if I were present.

This is written for the purpose of giving, and does give, the attorney-in-fact the power and authority generally to do and perform all and every act and acts, thing and things, device and devices, in the law whatsoever needful or necessary or appropriate to be done in and about the premises or in connection with any power or authority given said attorney-in-fact herein, and for me and in my name to do, execute and perform any act whatsoever as largely and amply, to all intents and purposes as I might or could do if I were personally present and personally performing it; hereby ratifying and confirming all that my said attorney-in-fact shall lawfully do by virtue hereof. This is a written power of attorney. This power of attorney shall not be affected by my subsequent disability or incapacity. This is a power to act as attorney-in-fact for me, and if I subsequently become incompetent, it shall remain in force until such time as some judicial

proceeding shall terminate the power.

IN WITNESS WHEREOF, I have hereunto set my hand on this 22nd, day of Dec., 1992.

Margaret Regina Mayo
Margaret Regina Mayo

For purposes of identification only, my attorney-in-fact has signed this Power of Attorney.

Regina Marie Mayo Johnson
Regina Marie Mayo Johnson

STATE OF TENNESSEE
COUNTY OF Davidson

The within named Margaret Regina Mayo, appeared before me this day and acknowledged that she executed the attached document for the purposes therein named.

Sworn to and subscribed before me on this 22nd day of Dec., 1992.

Deborah Kay Vardeman
Notary Public

My commission expires 5-25-96.

DEBORAH KAY VARDEMAN NOTARY PUBLIC DAVIDSON COUNTY