PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Parklane Building, Suite 109
5200 Maryland Way
Brentwood, TN 37027
Ph. (615) 507-2004 - Fax. 507-2002
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W & I Ref: ST Title No: 43402

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 05/03/02 10:23 5pgs
Fees:28.00 Taxes:1165.50
20020503-0054546

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
William D. Denney Mary B. Denney 72 Ravenwood Hills Nashville, Tennessee 37215	Suntrust Bank P.O. Box 305110 Nashville, Tennessee 37230

TAX MAP-PARCEL NUMBERS: 131-6-C-68.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$315,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Nancy E. O'Dell, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **William D. Denney and spouse, Mary B. Denney** 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. 107 on the plan of revised, Burton Hills Village of Ravenwood Tract 20, of record in book 6900, page 363, Register's Office for said County.

Said Lot No. 107, which is a corner lot, fronts 44.00 feet on the northerly margin of Ravenwood Hills Circle and fronts 76.41 feet on the westerly margin of Ravenwood Hills Circle, said frontages being joined by a curve having a length of 39.72 feet, and extends back 73.67 feet on the broken northerly line and 108.00 feet on the westerly line to a point of intersection.

Being the same property conveyed to Nancy E. O'Dell, a single person by deed from Hilda M. Shaw, an unmarried person of record in Book 9634, Page 589, Register's Office for Davidson County, Tennessee.

George R. Lawrence, III, spouse of Nancy E. O'Dell, joins in conveying any interest he might 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 2002, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6900, Page 363, said Register's Office, which Plan shows a 15 foot minimum building setback line from Ravenwood Hills Circle, together with an additional building site, and 20 foot easement for service drive purposes along the northerly line(s) The Declaration of Covenants, Conditions and Restrictions of record in Book 6326, page 588, Book 6517, page 522, as amended in Book 6691, Page 593, Book 6778, Page 532, Book 6778, Page 536, Book 6991, Page 120, Book 7046, Page 520, Book 7076, Page 691, Book 7146, Page 188, Book 7071, Page 460 and as amended in Book 7146, Page 183 , 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 Gregory R. Lawrence,III by Nancy E. O'Dell 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: 72 Ravenwood Hills, 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 29th day of April, 2002.

George R. Lawrence, III By: Nancy E. O'Dell, Atty-in-Fact

Atty-in-Fact

Nancy E. O'Dell

State of Ohio
County of Summit

On this 29th day of April, 2002, before me the undersigned authority, personally appeared Nancy E. O'Dell, 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: Sept 24, 2003

Notary

State of Tennessee
County of Davidson

PATTY M. TUBBS, Notary Public
Residence - Summit County
State Wide Jurisdiction, Ohio
My Commission Expires Sept. 24, 2003

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $315,000.00

Affiant

Sworn and subscribed before me this 1st day of May, 2002

Notary Public

My Commission Expires:

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

My Commission Expires MAY 30, 2004

Wilkins Deed Wpf 12/01

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 29 day of April, 2002 .

X _____
George R. Lawrence, III By: Nancy E. O'Dell, Atty-in-Fact

_____
Nancy E. O'Dell

State of Ohio
County of Summit

On this 29 day of April, 2002 , before me the undersigned authority, personally appeared Nancy E. O'Dell , 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: Sept 24, 2003

_____
Notary

State of Tennessee
County of Davidson

PATTY M. [illegible]
Residence - Summit County
State Wide Jurisdiction, Ohio
My Commission Expires Sept. 24, 2003

NOTARIAL SEAL STATE OF OHIO

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $315,000.00

_____
Affiant

Sworn and subscribed before me this 1st day of May, 2002

_____
Notary Public

My Commission Expires: _____

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

My Commission Expires MAY 30, 2004

State of Ohio
County of Summit

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Nancy E. O'Dell** 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 **George R. Lawrence, III**, as Attorney-In-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at ~~Nashville~~ Akron, Ohio, Tennessee, this 15th day of May, 2002

X _____
Notary Public

My Commission Expires: Sept 21, 2003

PATTY M. [illegible]
Residence - Summit County
State Wide Jurisdiction, Ohio
My Commission Expires Sept. 24, 2003

NOTARIAL SEAL · STATE OF OHIO

EXHIBIT "A"
To
Warranty Deed

FROM: Nancy E. O'Dell

TO: William D. Denney and spouse, Mary B. Denney

State of
County of

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.

X _____
Nancy E. O'Dell, Affiant

Sworn to and subscribed before me this
1st day of May, 2002

_____
Notary Public

My Commission Expires: Sept 24, 2003

Residence - Summit County
State Wide Jurisdiction, Ohio
My Commission Expires Sept. 24, 2003