Return to:
THOMAS N. JONES & ASSOC.
339 Main St., Suite 100
Franklin, TN 37064

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
E-mail: *main@wilkinsandivey.com*

Davidson County DEEDWARR
Recvd: 06/11/02 13:45 3pgs
Fees:18.00 Taxes:1343.10
20020611-0070985

W & I Ref: GJ Title No: 43411

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Josh Favrot Peterson Neeraja B. Peterson 3610 Sperry Avenue Nashville, TN 37215	Charter One Mortgage Corp. 10561 Telegraph Road Glen Allen, VA 23059

TAX MAP-PARCEL NUMBERS: 117-05-006

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$363,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Harry C. Wallace and wife, Pamela M. Wallace**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Josh Favrot Peterson and wife, Neeraja B. Peterson** 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. 149 on the Plan of Henry Sperry Subdivision of record in Book 974, page 21, Register's Office for said County.

Said Lot No. 49 fronts 100 feet on the northerly margin of Sperry Avenue and extends back 143 feet 5 inches on the westerly and 158 feet 4 inches on the easterly line to a dead line in the rear, measuring 101 feet 2 inches thereon.

Being the same property conveyed to Harry C. Wallace and wife, Pamela M. Wallace by deed from Fred Pancoast and wife, Carolyn A. Pancoast of record in Book 9878, page 543, Register's Office for Davidson County, Tennessee.

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 974, Page 21, said Register's Office.

This instrument is executed on behalf of Harry C. Wallace by Pamela M. Wallace 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: 3610 Sperry Avenue, Nashville,, Tennessee 37215

12565.2002/ms

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 7th day of June, 2002 .

Harry C Wallace
Harry C. Wallace By: Pamela M. Wallace, Atty-in-Fact

Pamela M Wallace
Pamela M. Wallace

State of TENNESSE
County of DAVIDSON

On this 7th day of June, 2002 , before me the undersigned authority, personally appeared **Pamela M. Wallace** , 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: _____

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

My Commission Expires MAY 30, 2004

Notary

State of TENNESSE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $363,000.00

Affiant

Sworn and subscribed before me this 7th day of June, 2002

My Commission Expires: 3/16/03

Notary Public

NOTARY PUBLIC AT LARGE

State of Tennesse
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named , **Pamela M. Wallace** 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 **Harry C. Wallace** , 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 7th day of June, 2002

Notary Public

My Commission Expires:_____

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

My Commission Expires MAY 30, 2004

EXHIBIT "A"
To
Warranty Deed

FROM: Harry C. Wallace and wife, Pamela M. Wallace

TO: Josh Favrot Peterson and wife, Neeraja B. Peterson

State of Tennesse
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.

Pamela M. Wallace, Affiant

Sworn to and subscribed before me this

7th day of June, 2002

Notary Public

My Commission Expires:_____

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

My Commission Expires MAY 30, 2004