PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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W & I Ref: SK Title No: 44028

Dav. Co. File: Box 8

Mail to:
Escrow Services of Tennessee, LLC
100 Winner's Circle, #150
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 11/08/02 09:00 3pgs
Fees:18.00 Taxes:555.00

20021108-0137793

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Thomas S. Blackwell Rebecca T. Blackwell III 716 Florence Circle Madison, Tennessee 37115	SAME AS ADDRESS OF NEW OWNER

TAX MAP-PARCEL NUMBERS: 52-6-51.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$150,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Sadadine Reed**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Thomas S. Blackwell, III and wife, Rebecca T. Blackwell** 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. 6 on the Revised Map of Layman's Foundation, First Subdivision of Madison Heights, as of record in Book 974, page 65, and book 1424, page 6, Register's Office for said County. Said Lot No. 6 fronts 200 feet on the westerly side of Florence Avenue now known as Florence Circle and runs back 238.8 feet on the northerly lien and 238.5 feet on the southerly lien to a dead line, measuring 200 feet thereon.

BEING the same property conveyed to Leo S. Reed and wife, Sadadine Reed by deed from D. L. Jensen and wife, Mable G. Jensen of record in Book 1710, page 51, Register's Office for Davidson County, Tennessee. Leo S. Reed has since died leaving Sadadine Reed as surviving Tenant by the Entirety.

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 2003, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 974 Page 65, and amended in Book 1424, page 6, said Register's Office, which Plan shows a 50 foot minimum building setback line from Florence Avenue now known as Florence Circle and a 10 foot easement for public utility purposes along the rear line of said lot; Restrictions of record in Book 1049, page 524 and in Book 1469, page 223, said Register's Office.

This instrument is executed on behalf of Sadadine Reed by Virginia Reed Wilkins 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: 716 Florence Circle, Madison, Tennessee 37115

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 31st day of October, 2002 .

Sadadine Reed

Sadadine Reed By: Virginia Reed Wilkins, Atty-in-Fact

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: $150,000.00

Virginia Reed Wilkins

Affiant

Sworn and subscribed before me this 31st day of October, 2002

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

My Commission Expires MAY 30, 2004

Notary Public

My Commission Expires: _____

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 , **Virginia Reed Wilkins** 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 **Sadadine Reed** , 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 31st day of October, 2002

SHAWN E. KUDRIK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:_____

My Commission Expires MAY 28, 2003

EXHIBIT "A"
To
Warranty Deed

FROM: Sadadine Reed

TO: Rebecca T. Blackwell III and spouse, Thomas E. Blackwell III

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.

Virginia Reed Wilkins

Virginia Reed Wilkins, Affiant

Sworn to and subscribed before me this
31st day of October, 2002

SHAWN E. KUDRIK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:_____

My Commission Expires MAY 28, 2003