PREPARED BY (AND RETURN TO):

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*

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

W & I Ref: Title No: 44047

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 11/15/02 10:28 3pgs
Fees:18.00 Taxes:629.00
20021115-0141722

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Virginia Flack 3806 Murphy Road Nashville, Tennessee 37209	New Owner

TAX MAP-PARCEL NUMBERS: 104-05-022

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$170,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jonathan R. Sanders and spouse, Kristie L. Sanders**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Virginia Flack** 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. 14 on the Map of West Grove Subdivision of record in Book 421, page 85, Register's Office for said County.

Said Lot No. 14 fronts 50 feet on the northerly margin of Murphy Road and extends back between parallel lines 164.4 feet to the alley in the rear.

Being the same property conveyed to Jonathan R. Sanders and wife, Kristie L. Sanders by deed from James M. Hicks and Tammie M. Moody, both unmarried of record in Doc. No. 20010621-0065792, said Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2003, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Plat Book 421 Page 85, said Register's Office; Agreement for Dedication for Easement for Sanitary Sewers and/or Storm Drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, by instrument of record in Book 4431, page 23 and Book 4431, page 41, said Register's Office.

This instrument is executed on behalf of Jonathan R. Sanders and spouse, Kristie L. Sanders by Kimberly A. Davis 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: 3806 Murphy Road, Nashville, Tennessee 37209

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 12th day of November, 2002 .

Jonathan R. Sanders By:Kimberly A. Davis, Atty-in-Fact

Kristie L. Sanders By:Kimberly A. Davis, Atty-in-Fact

State of TENNESSEE
County of DAVIDSON

On this 12th day of November, 2002 , before me the undersigned authority, personally appeared , 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

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: $170,000.00

Affiant

Sworn and subscribed before me this ~~12th~~ 13th day of November, 2002

My Commission Expires: _____

RUSSELL ... AUG. 14, 2005 WILLIAMSON COUNTY, TN

Notary Public

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 , **Kimberly A. Davis** 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 **Jonathan R. Sanders and spouse, Kristie L. Sanders** , 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 ~~12th~~ 13th day of November, 2002

DEBORAH GAIL JOHNSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Deborah Gail Johnson
Notary Public

My Commission Expires:

My Commission Expires MAY 29, 2005

EXHIBIT "A"

To

Warranty Deed

FROM: Jonathan R. Sanders and spouse, Kristie L. Sanders

TO: Virginia Flack

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.

Kimberly A. Davis

Kimberly A. Davis, Affiant

Sworn to and subscribed before me this
13th
~~12th~~ day of November, 2002

Deborah Gail Johnson
Notary Public

My Commission Expires:

DEBORAH GAIL JOHNSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 29, 2005