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*

W & I Ref: SK Title No: 44153

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 01/22/03 09:40 7pgs
Fees:38.00 Taxes:1221.00
20030122-0008833

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Ramon H. Oliver, Successor Trustee under an Irrevocable Living Trust Agreement with Ben L. Cundiff dated October 19, 1984 6490 Wallonia Road Cadiz, Kentucky 42211	Same

TAX MAP-PARCEL NUMBERS: 131-6-H 34.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of $330,000.00 , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Sarah Jean McKay a one half undivided interest and James R. Patner and wife, Barbara L. Patner a one half undivided interest**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Ramon H. Oliver, Successor Trustee under an Irrevocable Living Trust Agreement with Ben L. Cundiff dated October 19, 1984** 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. 35 on the Plan of Village of Cherry Glen Phase 3 of record in Book 9700 page 451, Register's Office for said County.

SAID Lot No. 35 fronts 50.06 feet on the easterly margin of Cumberland Place and extends back 85.70 feet on the northerly line and 85.10 feet on the southerly lien to a dead line in the rear, measuring 51.47 feet thereon.

BEING the same property conveyed to Sarah Patner, a one half undivided interest and to James R. Patner and spouse, Barbara L. Patner a one-half undivided interest as tenants by the entireties; the said half interest to be held in joint tenancy with right of survivorship by deed from Weekley Homes, L.P. a Delaware Limited partnership

of record in Book 11602, page 496, Register's Office for said County. The said Sarah Patner is now known as Sarah Jean McKay.

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 9700, Page 451, said Register's Office; The Declaration of Covenants, Conditions and Restrictions of record in Book 6517, page 522, Book 9882, page 739, Book 10318, page 92, Book 10594, page 695, Document No. 200112060134252, Book 1186, page 932, 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 Sarah Jean McKay and Coleigh McKay by Eric Grasman 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 instrument is executed on behalf of Barbara L. Patner by James R. Patner 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: 429 Cumberland Place, 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 30TH day of December, 2002 .

Sarah Jean McKay By: Eric Grasman, Atty-in-Fact

Coleigh McKay By: Eric Grasman, Atty-in-Fact

James R. Patner
James R. Patner

Barbara L. Patner by James R. Patner, Atty-in-Fact
Barbara L. Patner by: James R. Patner, Atty-in-Fact

State of Pennsylvania
County of Centre

On this 30th day of December, 2002 , before me the undersigned authority, personally appeared **James R. Patner** , 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: Nov. 1, 2005

Michelle R. Rishel
Notary

Notarial Seal
Michelle R. Rishel, Notary Public
State College Boro, Centre County
My Commission Expires Nov. 1, 2005
Member, Pennsylvania Association of Notaries

State of Pennsylvania
County of Centre

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $330,000.00

James R. Ratner
Affiant

Sworn and subscribed before me this 30th day of December, 2002

Michelle R. Rishel
Notary Public

My Commission Expires: Nov. 1, 2005

Notarial Seal
Michelle R. Rishel, Notary Public
State College Boro, Centre County
My Commission Expires Nov. 1, 2005
Member, Pennsylvania Association of Notaries

Wldoc: Dead Wty—12/92

State of Pennsylvania
County of Centre

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **James R. Patner** 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 **Barbara L. Patner**, as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at State College, Pennsylvania, this 30 th day of December, 2002

Michelle R. Rishel
Notary Public

My Commission Expires: Nov. 1, 2005

Notarial Seal
Michelle R. Rishel, Notary Public
State College Boro, Centre County
My Commission Expires Nov. 1, 2005
Member, Pennsylvania Association of Notaries

EXHIBIT "A"
To
Warranty Deed

FROM: Sarah Jean McKay and James R. Patner and wife, Barbara L. Patner

TO: Ramon H. Oliver, Sucessor Trustee under an Irrevecable Living Trust Agreement with Ben L. Cundiff dated

State of Pennsylvania
County of Centre

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.

James R. Patner

James R. Patner, Affiant

Sworn to and subscribed before me this

30th day of December, 2002

Michelle R. Rishel

Notary Public

My Commission Expires: Nov. 1, 2005



Notarial Seal
Michelle R. Rishel, Notary Public
State College Boro, Centre County
My Commission Expires Nov. 1, 2005

Member, Pennsylvania Association of Notaries

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named , **Eric Grasman** 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 **Sarah Jean McKay** , 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 December, 2002

SHAWN E. KUDRIK NOTARY PUBLIC AT LARGE COUNTY

Notary Public

My Commission Expires:_____

My Commission Expires MAY 28

EXHIBIT "B"

To

Warranty Deed

FROM: Sarah Jean McKay and James R. Patner and spouse, Barbara L. Patner

TO: Ramon H. Oliver, Sucessor Trustee of the Cundiff Education Trust dated October 19, 1984

State of Tennessee
County of Williamson

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.

Eric Grasman, Affiant

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

SHAWN E. KUDRIK NOTARY PUBLIC AT LARGE TENN.

Notary Public

My Commission Expires:_____