PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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Davidson County DEEDWARR
Recvd: 04/16/03 15:48 3pgs
Fees:18.00 Taxes:1043.40
20030416-0050957

W & I Ref: SK Title No: 43840

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Jeffrey T. Myers 6440 Brownlee Drive Nashville, Tennessee 37205	Wells Fargo Home Mortgage, Inc. P.O. Box 6502 Springfield, Ohio 45501-6502

TAX MAP-PARCEL NUMBERS: 115-10-064

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$282,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John A. Oates Jr. and spouse, Meredith S. Oates**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jeffrey T. Myers** 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. 110 on the Plan of West Meade Estates, Section 1 of record in Book 2663, page 110, Register's Office for said County.

SAID Lot No. 110 fronts 130.34 feet on the northerly margin of Brownlee Drive and extends back 340 feet on the northerly margin of Brownlee Drive and extends back 340 feet on the westerly line and 231.8 feet on the easterly line to a dead line in the rear, measuring 200.6 feet thereon.

BEING the same property conveyed to John A. Oates, Jr. and wife, Meredith S. Oates by deed from Robert M. Reuschle and wife, E. Bernice Reuschle of record in Book 3573, page 350, 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 2003, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 2663 Page 110, said Register's Office, which Plan shows a 50foot minimum building setback line from Brownlee Drive and a 10 foot easement for public utility purposes along the rear and the northerly portion of the westerly side lines of said lot.

This instrument is executed on behalf of John A. Oates Jr. and spouse, Meredith S. Oates by Larkin Oates 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: 6440 Brownlee Drive, Nashville,, Tennessee 37205

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 April, 2003 .

John A. Oates Jr. By:Larkin Oates, Atty-in-Fact

Meredith S. Oates By:Larkin Oates, Atty-in-Fact

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 , **Larkin Oates** 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 **John A. Oates Jr. and spouse, Meredith S. Oates** , 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 April, 2003

Notary Public

My Commission Expires:_____

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

My Commission Expires MAY 30, 2004

State of TENNESSEE
County of DAVIDSON

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $282,000.00

Affiant

Sworn and subscribed before me this 7th day of April, 2003

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: John A. Oates Jr. and spouse, Meredith S. Oates

TO: Jeffrey T. Myers

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.

Larkin Oates, Affiant

Sworn to and subscribed before me this
7th day of April, 2003

Notary Public

My Commission Expires:_____

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

My Commission Expires MAY 30, 2004