PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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W & I Ref: GJ Title No: 44698

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 07/23/03 12:59 3pgs
Fees:18.00 Taxes:1424.50
20030723-0103132

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Derek Pace Sandra Pace 814 Huntington Circle Nashville, Tennessee 37215	New Owner

TAX MAP-PARCEL NUMBERS: 131-06-C-008

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$385,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Roy Suhadolnik and spouse, Barbara Suhadolnik**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Derek Pace and spouse, Sandra Pace** 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. 120 on the Plan of Burton Hills Village of Huntington Tract 10 of record in Book 6250, Page 612 amended in Book 6637, Page 717 Register's Office for said County.

Said Lot No. 120 fronts 35.00 feet on the easterly margin of Huntington Circle and extends back 111.36 feet on the broken northerly line(s) and 100.00 feet on the southerly line to a dead line in the rear measuring 60.00 feet thereon.

Being the same property conveyed to Roy Suhadolnik and spouse, Barbara Suhadolnik by deed from Tony John Read and spouse, Claudette Jennifer Read of record in Book 11152, Page 482, 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 Book 6250, Page 612 amended in Book 6637, Page 717, said Register's Office, which Plan shows a 15 foot minimum building setback line from Huntington Circle, and together with additional setback designations. The Declaration of Covenants, Conditions and Restrictions of record in Book 6517, page 522, Book 6644, Page 1, Book 6691, Page 593; Book 6778, Page 532; Book 6778, Page 536; Book 6911, Page 120; Book 6917, Page 724; Book 7046, Page 520; Book 7076, Page 691; Book 7146, Page 188; Book 6326, Page 588, open space agreements Book 6470, Page 383; Book 6655, Page 47; Book 7147, Page 411; Book 7147, Page 416, 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 Roy Suhadolnik by Barbara Suhadolnik 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: 814 Huntington, 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 14th day of July, 2003 .

Roy Suhadolnik By: Barbara Suhadolnik Barbara Suhadolnik

Roy Suhadolnik By: Barbara Suhadolnik, Atty-in-Fact Attorney-in-Fact

Barbara Suhadolnik

State of TENNESSEE

County of DAVIDSON

On this 14th day of July, 2003 , before me the undersigned authority, personally appeared **Barbara Suhadolnik** , 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:

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 7/26/2003

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: $385,000.00

Affiant

Sworn and subscribed before me this 14th day of July, 2003

My Commission Expires:

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 7/26/2003

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 , **Barbara Suhadolnik** 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 **Roy Suhadolnik** , 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 14th day of July, 2003

Notary Public

My Commission Expires:

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 7/26/2003

EXHIBIT "A"

To

Warranty Deed

FROM: Roy Suhadolnik and spouse, Barbara Suhadolnik

TO: Derek Pace and spouse, Sandra Pace

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.

Barbara Suhadolnik

Barbara Suhadolnik, Affiant

Sworn to and subscribed before me this

14th day of July, 2003

Notary Public

My Commission Expires:

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 7/26/2003