PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 09/10/03 08:52 3pgs
Fees:18.00 Taxes:1202.50
20030910-0131803

W & I Ref:(DM) Title No: 44956
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Thomas Meyer Amy Meyer 5704 Stoneway Trail Nashville, Tennessee 37209	SAME

TAX MAP-PARCEL NUMBERS: 103-05-041

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$325,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Stephen W. Bayles and wife, Tamara Beckham Bayles,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Thomas Meyer and wife, Amy Meyer** 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. 93 on the Plan of Hillwood Park of record in Book 3300, pages 27 & 28 Register's Office for said County.

Said Lot No. 93 fronts 198.0 feet on the northerly margin of Stoneway Trail and extends back 200.0 feet on the easterly line(s) and 210.5 feet on the westerly line to a dead line in the rear, measuring 198.3 feet thereon.

Being of same property conveyed to Stephen W. Bayles and wife, Tamara Beckham Bayles, by deed from Tracy W. Duke and wife, Karen L. Duke of record in Doc. No. 200006120058487, 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; The Plan, with Owner's Certificate, of record in Plat Book 3300 Pages 27 & 28, said Register's Office, which Plan shows a 40 foot minimum building setback line from Stoneway Trail and a 10 foot easement for public utility and drainage purposes along the rear & westerly side line(s) of said lot and a 2.5 x 25 foot utility anchor easement(s) located on the southwesterly front corner(s) of said lot.

Easement for Sanitary Sewers and or Storm Drainage granted to the Metropolitan Government of Nashville and Davidson County, Tennessee, by instrument of record in Book 4298, page 782, SKO.

This is improved property, known as: 5704 Stoneway Trail, 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.

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 , **Missy Rodriguez** 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 , 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 18th day of August 2006

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

Notary Public

My Commission Expires:

My Commission Expires JULY 21, 2007

EXHIBIT "A"
To
Warranty Deed

FROM: Stephen W. Bayles and wife, Tamara Beckham Bayles

TO: Thomas Meyer and wife, Amy Meyer

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.

Missy Rodriguez

Missy Rodriguez, Affiant

Sworn to and subscribed before me this

Notary Public

My Commission Expires:

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

My Commission Expires JULY 21, 2007

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.

Stephen W. Bayles
Stephen W. Bayles
By: Missy Rodriguez, Atty-In-Fact
by Missy Rodriguez, atty-in-fact

Tamara Beckham Bayles
Tamara Beckham Bayles
By Missy Rodriguez, Atty-In-Fact
by Missy Rodriguez, atty-in-fact

State of TENNESSEE
County of DAVIDSON

On this 29th day of August 2003, before me the undersigned authority, personally appeared Stephen W. Bayles Tamara Beckham Bayles , 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 W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary

State of TENNESSEE
My Commission Expires JULY 21, 2007
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $325,000.00

Affiant

Sworn and subscribed before me this the 29th day of August, 2001

Notary Public

My Commission Expires: _____

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007