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*

PICK-UP

Davidson County DEEDWARR
Recvd: 04/26/04 11:00 3pgs
Fees:17.00 Taxes:906.50
20040426-0047018

W & I Ref: Title No: 45461

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
John A. Hunnicutt Catherine A. Hunnicutt **8048 Poplarwood Road** **Nashville, Tennessee 37221**	Same as owner

TAX MAP-PARCEL NUMBERS: 155-3C-025

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$245,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Kent R. Dawdy and spouse, Kristi M. Dawdy**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John A. Hunnicutt and spouse, Catherine A. Hunnicutt** 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. 25 on the Plan of Poplar Wood Section II of record in Book 9700, page 587, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Kent R. Dawdy and wife, Kristi M.Dawdy by deed from The Jones Company Custom Homes of Tennessee, Inc., a Tennessee corporation of record in Book 11317, page 861, 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 2004, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 9700, Page 587, said Register's Office, which Plan shows a 20 foot minimum building setback line from Poplarwood Road, together with a designated building site, and a 15 foot easement for electric purposes along the easterly front line(s) of said lot; The Declaration of Covenants, Conditions and Restrictions of record in Book 9019, page 334, amended in Book 10013, page 935, Book 10206, page 512, By-Laws Book 11606, page 13, 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 Kent R. Dawdy and spouse, Kristi M. Dawdy by Julie Casassa 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: 8048 Poplarwood Road, Nashville, Tennessee 37221

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 22nd day of April, 2004 .

Kent R. Dawdy by Julie Casassa Kristi M. Dawdy by Julie Casassa POA

Kent R. Dawdy By: Julie Casassa, Atty-in-Fact POA Kristi M. Dawdy By: Julie Casassa, Atty-in-Fact

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: $245,000.00

Affiant

Sworn and subscribed before me this 22nd day of April, 2004

Notary Public

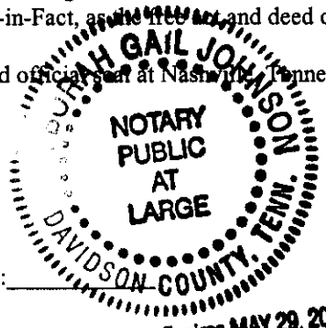
My Commission Expires: 5-26-2007

BUSTI RICHARDSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

State of Tennesssee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named , **Julie Casassa** 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 **Kent R. Dawdy and spouse, Kristi M. Dawdy** , 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 22nd day of April, 2004



Notary Public

My Commission Expires:_____

My Commission Expires MAY 29, 2005

EXHIBIT "A"

To
Warranty Deed

FROM: Kent R. Dawdy and spouse, Kristi M. Dawdy

TO: John A. Hunnicutt and spouse, Catherine A. Hunnicutt

State of Tennessee
County of Williamson

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.

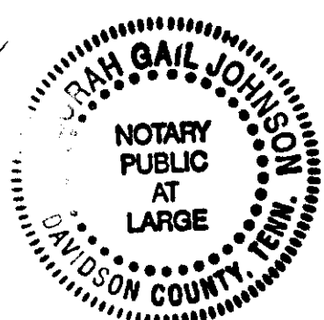
Julie Casassa, Affiant

Sworn to and subscribed before me this

22nd day of April, 2004

Notary Public

My Commission Expires:_____



My Commission Expires MAY 29, 2005