PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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Nashville, TN 37205
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W & I Ref: Title No: 45464

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 05/03/04 10:21 3pgs
Fees:18.00 Taxes:488.40
20040503-0049910

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Jack W. Erter III 507 Bellmore Place Nashville, TN 37209	SunTrust Mortgage, Inc. 201 Fourth Ave. N/7th Floor Nashville, Tennessee 37219

TAX MAP-PARCEL NUMBERS: 103-02-B-016

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$132,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ellen Warshaw and Elaine Warshaw**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jack W. Erter III** 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. 16 on the Plan of Bellmore Place of record in Book 6200, page 808, Register's Office for said County.

Said Lot No. 16 fronts 39.17 feet on the broken southerly margin of Bellmore Place (private) extends back 71.53 feet on the westerly line and 74.90 feet on the easterly line to a dead line in the rear, measuring 33.49 feet thereon.

Being the same property conveyed to Ellen Warshaw and Elaine Warshaw by deed from Kim Arden Copeland and Susan Ellen Tucker, both unmarried of record in Book 10548, page 299. By Quitclaim Deed of record in Book 10648, page 198, Register's Office for said County. The said Elaine Warshaw conveyed her interest in subject property to Ellen Warshaw.

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 6200, Page 808, said Register's Office, which Plan shows a 20 foot minimum building setback line from Bellmore Place, together with a designed building site, and a 10 foot easement for public utility purposes along the rear line(s); The Declaration of Covenants, Conditions and Restrictions of record in Book 7725, page 234, amended in Book 8199, page 241, Book 8256, page 354, Book 8979, page 239, 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 Elaine Warshaw by Ellen Warshaw 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: 507 Bellmore Place, 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.

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.

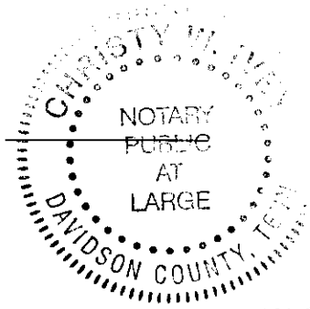
WITNESS THE EXECUTION HEREOF this 29th day of April, 2004 .

Ellen Warshaw
Ellen Warshaw

Elaine Warshaw by Ellen Warshaw
Elaine Warshaw By Ellen Warshaw, Atty-in-Fact
Atty in fact

State of TENNESSEE
County of DAVIDSON

On this 29th day of April, 2004 , before me the undersigned authority, personally appeared **Ellen Warshaw** , 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: 

My Commission Expires JULY 21, 2007

Notary

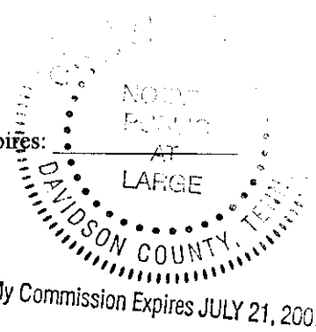
State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $132,000.00

Affiant

Sworn and subscribed before me this 29th day of April, 2004

My Commission Expires: 

My Commission Expires JULY 21, 2007

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 , **Ellen Warshaw** 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 **Elaine Warshaw** , 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 29th day of April, 2004

Notary Public

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

EXHIBIT "A"
To
Warranty Deed

FROM: Elaine Warshaw and Ellen Warshaw

TO: Jack W. Erter III

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.

Ellen Warshaw
Ellen Warshaw, Affiant

Sworn to and subscribed before me this

29th day of April, 2004

Notary Public

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007