PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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W & I Ref: Title No: 45683

Dav. Co. File: Box 8

Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 06/23/04 08:47 3pgs
Fees:18.00 Taxes:458.43
20040623-0074222

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Daniel R. Combs Claire A. Combs 5605 Cedar Ash Crossing Antioch, Tennessee 37013	SunTrust Mortgage, Inc. 201 Fourth Ave. N/7th Floor Nashville, Tennessee 37219

TAX MAP-PARCEL NUMBERS: 164-13-020

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$123,900.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Janice C. Peden and Rebecca J. Calvert**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Daniel R. Combs and spouse, Claire A. Combs** 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. 377 on the Plan of Section One-Asheford Crossing of record in Book 7900, Page 937 Register's Office for said County.

Said Lot No. 377, which is a corner lot, fronts 50.27 feet on the westerly margin of Cedar Ash Crossing and fronts 91.57 feet on the northerly margin of Canbrook Crossing, said frontages being joined by a curve having a length of 41.97 feet, and extends back 111.78 feet on the northerly line and 65.66 feet on the westerly line, to a point of intersection.

Being the same property conveyed to Marie C. Calvert unmarried, by deed from Nancy L. Schroeder, unmarried, of record in Book 10248, Page 618, Register's Office for said County. The said Marie C. Calvert has since died. By affidavit of Heirship recorded prior here to and simultaneously herewith, Janice C. Peden and Rebecca H. Calvert were established as the heirs at law of Marie C. Calvert.

* 20040623-0074221

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 2004, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book , Page 7900, said Register's Office, which Plan shows minimum building setback lines to be determined by Metro Zoning Regulations, and 5 foot easement for public utility and drainage purposes along the westerly line(s) The Declaration of Covenants, Conditions and Restrictions of record in Book 9651, page 900, Book 9651, page 925, Book 9980, page 482, Book 10301, page 180; Book 10640, page 941, 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 Janice C. Peden by Rebecca J. Calvert 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: 5605 Cedar Ash Crossing, Antioch, Tennessee 37013

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 15th day of June, 2004 .

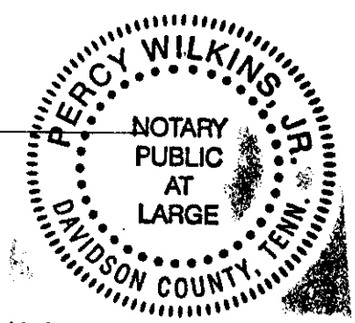
Janice C. Peden
Janice C. Peden By:Rebecca J. Calvert, Atty-in-Fact

Rebecca J. Calvert
Rebecca J. Calvert

State of TENNESSEE
County of DAVIDSON

On this 15th day of June, 2004 , before me the undersigned authority, personally appeared **Rebecca J. Calvert** , 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: _____



Notary

State of TENNESSEE
County of DAVIDSON

My Commission Expires MAY 24, 2008

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $123,900.00

Affiant

Sworn and subscribed before me this 15th day of June, 2004

My Commission Expires: 12/15/04



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 , **Rebecca J. Calvert** 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 **Janice C. Peden** , 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 15th day of June, 2004

Notary Public

My Commission Expires:_____

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

My Commission Expires MAY 24, 2008

EXHIBIT "A"
To
Warranty Deed

FROM: Janice C. Peden and Rebecca J. Calvert

TO: Daniel R. Combs and spouse, Claire A. Combs

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.

Rebecca J. Calvert

Rebecca J. Calvert, Affiant

Sworn to and subscribed before me this 15th day of June, 2004

Notary Public

My Commission Expires:_____

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

My Commission Expires MAY 24, 2008