PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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W & I Ref: Title No: 45611

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 06/23/04 10:46 3pgs
Fees:18.00 Taxes:1591.00
20040623-0074415

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
David A. Parra Adriana Bialostozky 3816 Hobbs Road Nashville, Tennessee 37215	AmSouth Bank ' 2050 Parkway Office Circle Birmingham, AL 35244

TAX MAP-PARCEL NUMBERS: 116-16-071

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$430,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **R. Stokes Peebles Jr. and spouse, Tina V. Hartert**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **David A. Parra and spouse, Adriana Bialostozky** 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. 12 on the Plan of Evergreen Heights of record in Book 1130, page 19, Register's Office for said County.

Said Lot No. 12 fronts 100 feet on the northerly margin of Hobbs Road and extends back between parallel lines 250 feet to a dead line.

Being the same property conveyed to Tina V. Hartert and husband, R. Stokes Peebles, Jr. by deed from Kenneth L.. Oakes, unmarried and W. Keith Phillips, a married man of record in Book 9686, page 731, Register's Office for Davidson County.

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 1130, page 19, said Register's Office, which Plan shows 100 foot minimum building set back line from Hobbs Road and a 10 foot easement for public utility purposes along the rear line(s); Easement for Sanitary Sewers and/or Storm Drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, by instrument of record in Book 3956, page 955, said Register's Office.

This instrument is executed on behalf of Tina V. Hartert by R. Stokes Peebles, Jr. 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: 3816 Hobbs Road, 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.

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 , **R. Stokes Peebles, Jr.** 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 **Tina V. Hartert** , 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 21st day of June, 2004

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: R. Stokes Peebles Jr. and spouse, Tina V. Hartert

TO: David A. Parra and spouse, Adriana Bialostozky

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.

R. Stokes Peebles, Jr.

R. Stokes Peebles, Jr., Affiant

Sworn to and subscribed before me this

21st day of June, 2004

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

Notary Public

My Commission Expires:

My Commission Expires JULY 21, 2007

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 21st day of June, 2004 .

R. Stokes Peebles Jr.
R. Stokes Peebles Jr.

Tina V. Hartert by R. Stokes Peebles Jr.
Tina V. Hartert By:R. Stokes Peebles, Jr., Atty-in-Fact

State of TENNESSEE
County of DAVIDSON

On this 21st day of June, 2004 , before me the undersigned authority, personally appeared **R. Stokes Peebles Jr.** , 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.

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

My Commission Expires: _____

My Commission Expires JULY 21, 2007

Notary

State of Michigan
County of Livingston

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $430,000.00

Affiant

Sworn and subscribed before me this 18th day of June, 2004

Notary Public

DONNA A. WORKMAN NOTARY PUBLIC LIVINGSTON COUNTY, MICHIGAN

My Commission Expires: 2/18/2006