File Box 8

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

W & I Ref: Title No: 45686

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 07/02/04 09:47 3pgs
Fees:18.00 Taxes:925.00
20040702-0078965

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Virginia R. Studer 1100 Woodvale Drive Nashville, Tennessee 37204	First Tennessee Home Loans 2525 West End Ave. Suite 400 Nashville, Tennessee 37203

TAX MAP-PARCEL NUMBERS: 131-04-113

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$250,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Michael D. Hamilton, unmarried, and Pamela J. Morton**,unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Virginia R. Studer** 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 Lots No. 13 and 14 of Block 17 on the Map of College Park of record in Book 843, page 29, Register's Office for Davidson County, Tennessee.

Said Lots 13 and 14 adjoin and front together 100 feet on the northerly side of Woodvale Drive and run back 156 feet 7 inches on the westerly line of Lot 14, and 154 feet 11 inches on the easterly line of Lot 13 along the westerly margin of Clarice Avenue, to a dead line in the rear on which they measure 100 feet.

Included in the above description but expressly excluded from this conveyance is that portion of part of Lot No. 14 which was subdivided and sold to James E. Adams and wife, Mary L. Adams by Warranty Deed from Clarence Leslie Kepley and wife, Mary Belle Kepley, and Frank C. Kepley and wife, Elizabeth H. Kepley, on November 13, 1952, which is of record in Book 2101, page 283, Register's Office for Davidson County, Tennessee, described as follows:

Being the westerly 20 feet of lot no. 14 and all of lot No. 15 of Block 17 on the Plan of College Park, as of record in Book 843, page 29, Register's Office for said County.

Said part of lot No. 14 and all of lot No. 15 front together 70 feet on the northerly side of Woodvale Drive and run back 156 feet, more or less, on the easterly line and 157 feet 5 inches on the westerly line to a dead line, measuring 70 feet thereon.

Subject to All Matters as may affect the closed portion of Clarice Avenue now included in subject property together with any interest grantor may have in the closed portion.

Being the same property conveyed to Michael D. Hamilton and wife, Pamela J. Hamilton, by deed from Clarence Leslie Kepley and wife, Mary Belle Kepley of record in Document No. 20000921-0093838 Register's Office for said County. The said Michael D. Hamilton and Pamela J. Hamilton have since divorced by Final Decree, Docket No. 01D-2729 in the Fourth Circuit Court for Davidson County, Tennessee.

Michael D. Hamilton and M. Dee Hamilton are one and the same person. Pamela J. Morton and Pamela J. Hamilton are one and the same person.

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 Book 843 Page 29, said Register's Office, which Plan shows minimum building setback lines and easements; Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, by instrument of record in Book 3921, Page 419, said Register's Office; All rights of way, easements and other interests as may affect that portion of the herein described property by the closing of Clarice Avenue now included in subject property.

This instrument is executed on behalf of Pamela J. Morton by M. Dee Hamilton 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: 1100 Woodvale Drive, Nashville, Tennessee 37204

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 1st day of July, 2004 .

Michael D Hamilton — **Michael D. Hamilton**

Pamela J Morton by M Dee Hamilton Atty in fact — Pamela J. Morton by M. Dee Hamilton, Atty-in-Fact

State of TENNESSEE
County of DAVIDSON

On this 1st day of July, 2004 , before me the undersigned authority, personally appeared Michael D. Hamilton, 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
County of DAVIDSON

My Commission Expires JULY 21, 2007

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $250,000.00

Virginia B. Stadler
Affiant

Sworn and subscribed before me this 1st day of July, 2004

Sworn & subscribed before me this the 1st day of July 2004

Notary Public

My Commission Expires:

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

My Commission Expires JULY 21, 2007

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 , M. Dee Hamilton 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 1st day of July, 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: Michael D. Hamilton and Pamela J. Morton

TO: Virginia R. Studer

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.

Affiant

Sworn to and subscribed before me this

1st day of July, 2004

Notary Public

My Commission Expires:

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

My Commission Expires JULY 21, 2007