PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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Davidson County DEEDWARR
Recvd: 07/16/04 12:42 3pgs
Fees:18.00 Taxes:1080.40
20040716-0085232

W & I Ref: Title No: 45739

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Richard Taweel Gitte Gomme 709 Trace Glen Court Nashville, Tennessee 37221	AmSouth Bank 2050 Parkway Office Circle Birmingham, AL 35244

TAX MAP-PARCEL NUMBERS: 155-16-A-285

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$292,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Carrie D. Stacker Fletcher , unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Richard Taweel and spouse, Gitte Gomme** 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. 238 on the Plan of Traceside, Section Ten, Revision One of record in Book 9700, page 827, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Carrie D. Stacker, an unmarried woman and Clint Fletcher, an unmarried man by deed from Centex Homes, a Nevada General Partnership of record in Doc. No. 20010102-0000113, Register's Office for said County. The said Carrie D. Stacker is now known as Carrie D. Stacker Fletcher. By Final Decree, Docket No. 020-2075 in the Fourth Circuit Court of Davidson County, Tennessee, Clinton Earl Fletcher and Carrie Daniels Fletcher were divorced. By Quitclaim Deed recorded immediately prior hereto and simultaneously herewith, Clinton Earl Fletcher has conveyed his interest in subject property to Carrie Daniels Stacker Fletcher. in # 20040716-0085230

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 827, said Register's Office, to which plan reference is hereby made for a more complete description; The Declaration of Covenants, Conditions and Restrictions of record in 9236, Page 504, Book 9435, Page 493, Book 9677, Page 675, Bylaws in Book 9668, Page 899, Doc. No. 20001114-0112667, 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 Carrie D. Stacker Fletcher by Carole H. Dowdy 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: 709 Trace Glen Court, 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 9th day of July, 2004 .

Carrie D. Stacker Fletcher By:
Carole H. Dowdy, Atty-in-Fact

Carrie D. Stacker Fletcher By:Carole H. Dowdy, 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: $292,000.00

Judith Kay Adkins
Affiant

Sworn and subscribed before me this 9th day of July, 2004

My Commission Expires: 5-27-07

Sharon L. Riney
Notary Public

SHARON L. RINEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

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 , **Carole H. Dowdy** 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 **Carrie D. Stacker Fletcher** , 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 9th 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: Carrie D. Stacker Fletcher , unmarried

TO: Richard Taweel and spouse, Gitte Gomme

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.

Carole H. Dowdy, Affiant

Sworn to and subscribed before me this

9th 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