PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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W & I Ref: Title No: 45838

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 10/28/04 11:13 3pgs
Fees:18.00 Taxes:802.90
20041028-0129680

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Mary L. Kowalski Carol L. Nestler 6510 Rolling Fork Dr. Nashville, Tennessee 37205	

TAX MAP-PARCEL NUMBERS: 129-02-024

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$217,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Robert F. Mason and wife, Margaret A. Mason**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Mary L. Kowalski and, Carol L. Nestler,** with joint tenants with rights of survivorship 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:**

Being Lot 871 and part of Lot 872, Plan of West Meade Farms Inc., Section 11, of record in Book 2331, Pages 102 & 103 and Amended in Book 2696, Page 570, Register's Office, Davidson County, Tennessee, and further described according to a mortgage loan inspection by Campbell Surveying Co., Inc., 2424 21st Avenue South, Suite 201, Nashville, TN 37212, License No. 665, dated 7-28-92 as follows:

Beginning at a point in the westerly margin of Rolling Fork Drive at the common front corner of Lot Nos. 872 and 871 (erroneously identified at Lot 872 in prior conveyance); thence westwardly with the line between said 2 lots, 94.8 feet to a point; thence southwardly with Lot 872, 4 feet to a point; thence westwardly along a line parallel to and 4 feet southerly from the dividing line between said Lots Nos. 871 and 872, 123.3 feet to a point; thence northwardly 4 feet to the line between said Lot Nos. 871 and 872; thence westwardly with the line between said Lot Nos. 871 and 872, 341.9 feet to the southwesterly corner of Lot No. 871; thence northwestwardly along the rear of line Lot No. 871, 49.5 feet to the northwesterly corner of Lot No. 871; thence along the northerly line of Lot No. 871 easterly 278.2 feet to a point, and continuing along said northerly line of said Lot in a easterly direction 325.3 feet to a point in the westerly margin of Rolling Fork Drive; thence southwardly along said margin of said drive, 89.2 fee to a point; thence continuing with said drive 146.2 feet to the point of beginning.

Being the same property conveyed to Robert F. Mason and wife, Margaret A. Mason by deed from Juanita Y. Reese, unmarried of record in Book 8697, Page 101, Register's Office for Davidson County, Tennessee.

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 2005, and subsequent years; The Plan, with Owner's Certificate, of record in Book 2331 Pages 102 and 103, amended in Book 2696, Page 570, said Register's Office, which Plan shows a 175 foot minimum building setback line from Rolling Fork Drive as to Lot 871 and a 160 foot minimum setback line from Rolling Fork Drive amended to 120 feet by instrument of record in Book 2696, Page 570, said Register's Office and easement(s) for public utility purposes along the northerly side and rear lines of said lot.

This instrument is executed on behalf of Robert F. Mason by Margaret A. Mason 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: 6510 Rolling Fork, Nashville, Tennessee 37205

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 27th day of October, 2004 .

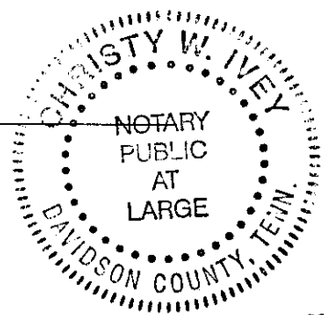
Robert F. Mason by Margaret A. Mason — Margaret A. Mason

Robert F. Mason By:Margaret A. Mason, Atty-in-Fact — **Margaret A. Mason**

State of TENNESSEE
County of DAVIDSON

On this 27th day of October, 2004 , before me the undersigned authority, personally appeared **Margaret A. Mason** , 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 JULY 21, 2007

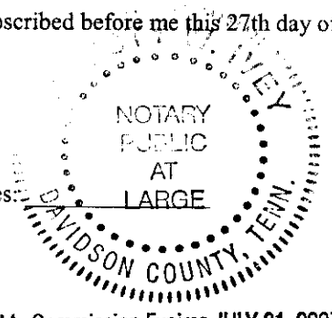
AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $217,000.00

Carol Lyn Nesbitt
Affiant

Sworn and subscribed before me this 27th day of October, 2004

My Commission Expires: _____



Notary Public

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 , **Margaret A. Mason** 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 **Robert F. Mason** , 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 27th day of October, 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: Robert F. Masonand wife, Margaret A. Mason

TO: Mary L. Kowalskiand, Carol L. Nestler

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.

Margaret A. Mason, Affiant

Sworn to and subscribed before me this

27th day of October, 2004

Notary Public

My Commission Expires:

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

My Commission Expires JULY 21, 2007