Record and Return to:
Forsythe Title-File # 195676
113 Shivel Drive
Hendersonville, TN 37075

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: 45976

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 12/14/04 11:09 3pgs
Fees:18.00 Taxes:1406.00

20041214-0148397

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Lisabeth Fran Herndon Jeffrey C. Maddox 2125 Belmont Boulevard Nashville, Tennessee 37212	new owner

TAX MAP-PARCEL NUMBERS: 104-16-094

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$380,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Roberta Ciuffo , married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Lisabeth Fran Herndon and Jeffrey C. Maddox as 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:**

Land in Davidson County, Tennessee being the southeasterly portion of Lot No. 145 on the Belmont Land Company's Plan, called Belmont Heights, of record in Book 421, page 34, Register's Office for said County, described according to a survey made by John Kohl, III Registered Land Surveyor, Tennessee No. 100, dated January 20, 1978, Job No. W2-18236-E, as follows:

Beginning in the southwesterly margin of Belmont Boulevard at the front common corner of Lots 145 and 146 on the said plan; thence with the southwesterly margin of Belmont Boulevard northwestwardly 53 feet to the southeasterly front corner of Belmont Boulevard of the property conveyed to Tamworth Properties, Inc., by deed from Joe Davis, unmarried of record in Book 3963, page 531, said Register's Office; thence, with the southeasterly line of said Tamworth Properties' property southwestwardly 179.2 feet to the northeasterly margin of a 15 foot alley; thence with the northeasterly margin of said alley southeastwardly 53 feet, more or less, to the rear common corner of said Lot Nos. 145 and 146; thence with the line between said Lot 145 and 146 northeastwardly 175 feet to the point of beginning.

Being the same property conveyed to Roberta Ciuffo by deed from David J. Hinson and wife, Melissa C. Hinson of record in Doc. No. 20030819-0119947, Register's Office for Davidson County, Tennessee.

Steve West spouse of Roberta Ciuffo joins in this conveyance for the sole purpose of conveying any and all martial interest in said property.

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 Plat Book 421 Page 34, said Register's Office.

This instrument is executed on behalf of Steve West by Roberta Ciuffo 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: 2125 Belmont Boulevard, Nashville, Tennessee 37212

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 8th day of December, 2004 .

Roberta Ciuffo

Steve West By:Roberta Ciuffo, Atty-in-Fact

State of TENNESSEE
County of DAVIDSON

On this 8th day of December, 2004, before me the undersigned authority, personally appeared **Roberta Ciuffo**, 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.

My Commission Expires JULY 21, 2007

Notary

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: $380,000.00

Affiant

Sworn and subscribed before me this 8th day of December, 2004

Notary Public

My Commission Expires: 11/24/07

SHARON M. GARNER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

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 , **Roberta Ciuffo** 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 Steve West , 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 8th day of December, 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: Roberta Ciuffo , married

TO: Lisabeth Fran Herndon and Jeffrey C. Maddox

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.

Roberta Ciuffo, Affiant

Sworn to and subscribed before me this

8th day of December, 2004

Notary Public

My Commission Expires:_____

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

My Commission Expires JULY 21, 2007