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*

Davidson County DEEDWARR
Recvd: 01/07/05 13:39 3 pgs
Fees:18.00 Taxes:1030.45
20050107-0002903

W & I Ref: Title No: 46083

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Sean R. Godier Mary Margaret Godier 4905 Darlington Court Nashville, TN 37211	Central Carolina Bank, a Division of National Bank of Commerce ISAOA/ATIMA P.O. Box 3660-OC-26 Durham, North Carolina 27702

TAX MAP-PARCEL NUMBERS: 147-10-0-010

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$278,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Steven D. Myers, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Sean R. Godier and spouse Mary Margaret Godier** 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. 167 on the Plan of Caldwell Country Estates, Section II, as of record in Book 2663, page 128, Register's Office for said County.

Beginning at a point in the westerly margin of Darlington Court at the corner of Lots 167 and 168; thence with the line between said lots, southwesterly 329.1 feet to a point in the line of Lot No. 170; thence along the line of said lot and the line of Lots Nos. 167 and 171; southwesterly 140 feet to a concrete monument; thence southeasterly 53.1 feet to a corner of Lot 166; thence with the line between Lots 166 and 167, northeasterly 407.8 feet to the margin of Darlington Court; thence with the margin of the same, northwesterly 80 feet to the point of beginning.

Being the same property conveyed to Steven D. Myers and wife, Lettie Amanda Berry by deed from Marshall I. Karr, married, of record in Doc. No. 20020923-0116026,.dated November 10, 2001, by Quitclaim Deed of record in Doc. No. 20031119-0168808, said Register's Office, Lettie Amanda Berry conveyed her interest in subject property to Steven D. Myers.

Lettie Amanda Berry, spouse of Steven D. Myers joins in this conveyance solely to convey any and all marital rights she has in the subject 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 2663 Page 128, said Register's Office, which Plan shows a 45foot minimum building setback line from Darlington Court and a 10 foot easement for public utility purposes along the rear line(s). Easement for sanitary sewers storm drainage, water mains and appurtenances to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 6209, page 410, said Register's Office.

This instrument is executed on behalf of Lettie Amanda Berry by Steven D. Myers 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: 4905 Darlington, Nashville, Tennessee 37211

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 7th day of January, 2005 .

Steven D. Myers

Lettie Amanda Berry, by Steven D. Myers, Atty-In-Fact

by STEVEN D. MYERS
Atty-In-Fact

State of TENNESSEE
County of DAVIDSON

On this 7th day of January, 2005 , before me the undersigned authority, personally appeared Steven D. Myers, 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: $278,500.00

Affiant

Sworn and subscribed before me this 7th day of January, 2005

My Commission Expires: _____

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

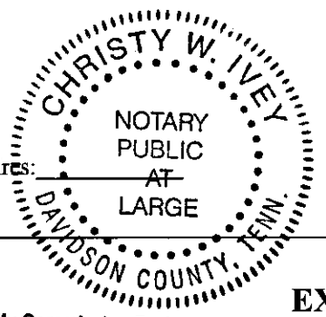
My Commission Expires JULY 21, 2007

Notary Public

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 , **Steven D. Myers** 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 Lettie Amanda Berry, 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 7th day of January, 2005



Notary Public

My Commission Expires:

My Commission Expires JULY 21, 2007

EXHIBIT "A"
To
Warranty Deed

FROM: Steven D. Myers

TO: Sean R. Godier
Mary Margaret Godier

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.

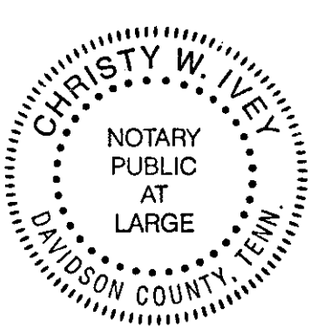
Steven D. Myers, Affiant

Sworn to and subscribed before me this

7th day of January, 2005

Notary Public

My Commission Expires:



My Commission Expires JULY 21, 2007