PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref: Title No: 46109

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 02/15/05 10:16 3 pgs
Fees:18.00 Taxes:1132.20
20050215-0016989

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
DNA Miracle Properties, LLC, a Tennessee Limited Liability Corporation 224 Bramerton Court Franklin, Tennessee 37069	same

TAX MAP-PARCEL NUMBERS: 104-11-062

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$306,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Cecilia H. Morgan, Sara Davidson, and Mary Adams** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **DNA Miracle Properties, LLC, a Tennessee Limited Liability Corporation** 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 northerly part of Lots Nos. 49 and 50 on the Plan of Stokes and Marshall's subdivision of record in Plat Book 332, page 106, Register's Office for said County, and described as follows:

Beginning at the southeast corner of Natchez Trace (former 28th Avenue South) and Acklen Ave., being the northwest corner of said Lot # 49; thence, in a southerly direction with the easterly margin of said Natchez Trace 97.65 feet to a point; thence, easterly at a right angle 48 feet to a point in the westerly line of Lot No. 51 to the southerly margin of said Acklen Ave.; thence, westerly with the southerly margin of said Acklen Ave. 130 feet to the point of beginning.

Being the same property conveyed to Jan D. Hufstedler by deed from Walter B. Campbell and wife, June A. Campbell of record in Book 6643, page 424, said Register's Office. The said Jan D. Hufstedler of record in Will Book Instrument No. 5764/1780014 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, devised subject property to Cecilia H. Morgan, Sara Hufstedler Davidson and Mary Hufstedler Adams. Sara Davidson and Sara Hufstedler Davidson are one in the same person. Mary Adams and Mary Hufstedler Adams are one in 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 2005, and subsequent years; All Matters shown on the Plan, with Owner's Certificate, of record in Plat Book 332 Page 106, said Register's Office. Subject to any debts and inheritance taxes, both estate and federal estate, as may be due by reason of the death of Jan Dee Hufstedler.

This instrument is executed on behalf of Sara Davidson by Cecilia H. Morgan as Attorney in Fact, and Mary Adams by Cecilia H. Morgan 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: 1900 Natchez, 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 14th day of February, 2005 .

Cecilia H. Morgan

Sara Davidson by Cecilia H. Morgan, Atty-In-Fact

Mary Adams by Cecilia H. Morgan, Atty-In-Fact

State of TENNESSEE

County of DAVIDSON

On this 14th day of February, 2005 , before me the undersigned authority, personally appeared **Cecilia H. Morgan** , 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: $306,000.00

Affiant

Sworn and subscribed before me this 14th day of February, 2005

My Commission Expires: FREDERICA N. MAXWELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN My Commission Exp. Nov. 10, 2008

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 , **Cecilia H. Morgan** 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 Sara Davidson and Mary Adams, 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 14th day of February, 2005

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: Cecilia H. Morgan, Sara Davidson, Mary Adams

TO: DNA Miracle Properties, LLC

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.

Cecilia H. Morgan, Affiant

Sworn to and subscribed before me this

14th day of February, 2005

Notary Public

My Commission Expires:

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

My Commission Expires JULY 21, 2007