File Box 8

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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W & I Ref: Title No: 46157

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 02/28/05 15:21 3 pgs
Fees:18.00 Taxes:1461.50
20050228-0021819

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Keith G. Wolken 204 Robin Hill Rd. Nashville, Tennessee 37205	Pinnacle National Bank 211 Commerce Street, Suite 300 Nashville, Tennessee 37201

TAX MAP-PARCEL NUMBERS: 129-07-003

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$395,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jacqueline L. Wolken, Trustee of the Jaqueline L. Wolken, Revocable Trust**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Keith G. Wolken** 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. 64A on the Plan of Resubdivision of Lot 64 on the Plan of West Meade Farms, Inc., Section I, as of record in Book 2854, page 109, Register's Office for Davidson County, Tennessee.

Said Lot No. 64A fronts 198.3 feet on the east side of Robin Hill Road, and extends back 428.5 feet on the north line and 430.05 feet on the south line, which is a broken line, to a dead line in the rear on which it measures 273 feet.

Being the same property conveyed to Jacqueline L. Wolken, Trustee of the Jacqueline L. Wolken Revocable Trust by deed from Evelyn W. Fort of record in Doc. No. 20040329-0032558,dated March 22, 2004, 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 2854 Page 109, said Register's Office, which Plan shows a 100 foot minimum building setback line from Robin Hill Road and a 10 foot easement for public utility purposes along the northerly side and easterly rear lines of said lot.

This instrument is executed on behalf of Jacqueline L. Wolken, Trustee of the Jaqueline L. Wolken, Revocable Trust by Hiram Cox 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: 204 Robin Hill, 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 28th day of February, 2005 .

Jacqueline L. Wolken Trustee of the
Jacqueline L. Wolken Revocable Trust
by Hiram Attorney In Fact

Jacqueline L. Wolken, Trustee of the Jaqueline L. Wolken, Revocable Trust By:Hiram Cox, Atty-in-Fact

State of TENNESSEE

County of WILLIAMSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $395,000.00

Affiant

Sworn and subscribed before me this 28th 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

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named , **Hiram Cox** 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 **Jacqueline L. Wolken, Trustee of the Jaqueline L. Wolken, Revocable Trust** , 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 28th 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

EXHIBIT "A"
To
Warranty Deed

FROM: Jaqueline L. Wolken, Revocable Trust

TO: Keith G. Wolken

State of Tennessee
County of Williamson

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.

Hiram Cox, Affiant

Sworn to and subscribed before me this

28th 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