2794
39-B

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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104 Woodmont Blvd.
Nashville, TN 37205
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W & I Ref: Title No: 46216

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 04/11/05 09:20 3 pgs
Fees:18.00 Taxes:1665.00
20050411-0039362

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
John W. Allen Susan Kelly Motley 3711 Whitland Avenue Nashville, TN 37205	same

TAX MAP-PARCEL NUMBERS: 104-09-221

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$450,000.00** , 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 A. Baldwin, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John W. Allen, and Susan Kelly Motley, husband and wife** 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 5 on the Myrtle Plat of The Bransford Realty Company's Subdivision of part of the S.W. Berger Property, as of record in book 547, page 106, Register's Office for said County, described as follows:

Beginning on the southerly margin of Whitland Avenue at the northwest corner of Lot No. 4; thence with the line between Lots Nos. 4 and 5, southeastwardly 160 feet to the corner of Lots Nos. 4 and 7; thence with the line between Lots Nos. 5 and 7, southeastwardly 8.9 feet to the corner of Lots. Nos. 7 and 8; thence with the line between Lots Nos. 5 and 8, southwardly 55 feet to the northeast corner of Lot No. 11; thence with the line between Lots Nos. 5 and 11 westwardly 44.6 feet to the corner of Lots No. 5, 6 and 29; thence with the line between Lots Nos. 5 and 6, northwestwardly 192 feet to the southerly margin of Whitland Avenue; thence with same northeastwardly 60 feet to the beginning.

Being the same property conveyed to Robert A. Baldwin and wife, Helen D. Baldwin by deed from W. Clifford Bates and wife, Elsie Lowe Bates of record in Book 3952, page 527, said Register's Office by deed of record in Book 11615, page 48 Register's Office for said County, Helen D. Baldwin conveyed her interest in subject property to Robert A. Baldwin.

Helen D. Baldwin spouse of Robert A. Baldwin joins in this conveyance solely to convey any and all marital interest she may have in 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; All Matters shown on the Plan, with Owner's Certificate, of record in Plat Book 547 Page 106, said Register's Office. Easement for fence and ingress and egress and egress purposes of record in Book 8753, page 277, said Register's Office. Subject to an easement for an 8 inch sewer as shown on plans in the office of the City Engineer of the city of Nashville as set forth in the deed of record in Book 3952, page 527, said Register's Office.

This instrument is executed on behalf of Robert A. Baldwin and Helen D. Baldwin by Jo Ann Church 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: 3711 Whitland, 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 5th day of April, 2005 .

Robert A. Baldwin by Jo Ann Church — Helen D Baldwin by Jo Ann Church

Robert A. Baldwin by JoAnn Church, Atty-In-Fact — Atty-in-Fact

Helen D. Baldwin by JoAnn Church, Atty-In-Fact — Atty-in-Fact

State of TENNESSEE

County of DAVIDSON

On this 5th day of April, 2005 , before me the undersigned authority, personally appeared **JoAnn Church** 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

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $450,000.00

Affiant

Sworn and subscribed before me this 5th day of April, 2005

My Commission Expires: 3/25/06

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires

Wldoc: Deed Wty 12/92

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 , **Jo Ann Church** 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 A. Baldwin and Helen D. Baldwin, 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 5th day of April, 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: Robert A. Baldwin and Helen Baldwin

TO: John W. Allen and Susan Kelly Motley

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.

Jo Ann Church, Affiant

Sworn to and subscribed before me this

5th day of April, 2005

Notary Public

My Commission Expires:

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

My Commission Expires JULY 21, 2007