PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Parklane Building, Suite 109
5200 Maryland Way
Brentwood, TN 37027
Ph. (615) 507-2004 - Fax. 507-2002
E-mail: *main@wilkinsandivey.com*

W & I Ref: Title No: 46403

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 07/13/05 10:50 3 pg
Fees:18.00 Taxes:349.65
20050713-0081074

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Peter Alvarado Cheryl Loatwall 3509 Albee Drive Hermitage, Tennessee 37076	Same As New Owner

TAX MAP-PARCEL NUMBERS: 086-10-080

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$94,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Claire J. Ratliff , unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Peter Alvarado and Cheryl Loatwall** 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. 52 on the Plan of Chapelwood Section 2, of record in Book 5200, page 83, Register's Office for Davidson County, Tennessee.

Said Lot No. 52 fronts 85 feet on the westerly margin of Albee Drive and extends back 148.34 feet on the northerly line and 149.31 feet on the southerly line to a dead line in the rear, measuring 33.64 feet thereon.

Being the same property conveyed to Charles D. Ratliff and wife, Claire J. Ratliff by deed from J. I. Kislak Mortgage Service Corporation of record in Book 9676, page 499, Register's Office for Davidson County, Tennessee. The said Charles D. Ratliff has since died.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2005, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5200, Page 83, said Register's Office, which Plan shows a 25 foot minimum building setback line from Albee Drive, and a 10 foot easement for public utility purposes along the rear line(s) and a overhang along the front line of said lot; The Restrictions of record in Book 5333, page 315, amended in Book 6234, page 193, said Register's Office, to which Declaration reference is hereby made for more particulars.

This instrument is executed on behalf of Claire J. Ratliff by F. Dan Crowe 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: 3509 Albee Drive, Hermitage, Tennessee 37076

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 27th day of June, 2005 .

Claire J Ratliff

Claire J. Ratliff By: F. Dan Crowe, Atty-in-Fact

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: $94,500.00

Affiant

Sworn and subscribed before me this 27th day of June, 2005

Notary Public

My Commission Expires: 11-22-08

LEEZA OSBORNE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 22, 2008

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 , **F. Dan Crowe** 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 **Claire J. Ratliff** , 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 27th day of June, 2005

DEBORAH GAIL JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

My Commission Expires MAY 23, 2009

EXHIBIT "A"
To
Warranty Deed

FROM: Claire J. Ratliff , unmarried

TO: Peter Alvarado and Cheryl Loatwall

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.

F. Dan Crowe, Affiant

Sworn to and subscribed before me this

27th day of June, 2005

Notary Public

My Commission Expires:_____

DEBORAH GAIL JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 23, 2009