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*

BOX 10-A

W & I Ref: Title No: 46633

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 09/02/05 10:20 3 pgs
Fees:18.00 Taxes:3404.00
20050902-0105539

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Daniel Thompson<br>Mara Thompson<br>501 Lynnwood Blvd.<br>Nashville, Tennessee 37205 | SAME |

**TAX MAP-PARCEL NUMBERS:** 116-15-064

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$920,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Billy N. Sherrill and spouse, Charlene E. Sherrill**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Daniel Thompson and spouse, Mara Thompson** 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 "C" on the Plan of Charles B. McClellan's Resubdivision of certain lots in Joe Calhoun's Resubdivision of part of Royal Oaks Subdivision, as of record in Book 2330, page 140, Register's Office for said County, described as follows:

Beginning at a monument in the southwesterly margin of Glen Eden Drive at the common corner of said lot "C" and Lot No. 10 of Block No. 8 on the Plat of Joe Calhoun's Resubdivision of part of Royal Oaks Subdivision, as of record in Book 547, page 167, said Register's Office; thence with the line between said two lots south 34 deg. 45' west 131.33 feet to a corner of Lot "A" of said McClellan's Resubdivision thence with the line between said lots "A" and "C" south 31 deg. 30' east 144.3 feet and south 14 deg. 05' west 33 feet to the northwest corner of Lot "B" of said McClellan's Resubdivision thence with the line between said lots "B" and "C" north 81 deg. 56' east 174 feet to the westerly margin of Lynwood Boulevard; thence with the westerly margin of said Boulevard along a slight curve to the left, having a radius of 1187.8 feet, northerly 119.4 feet to a monument at the beginning of a curve; thence around a curve to the left, having a radius of 32.8 feet, northwesterly 26.4 feet to a monument in the southwesterly margin of Glen Eden Drive; thence with the southwesterly margin of said Drive north 55 deg. 33' west 173 feeet to the beginning, containing 40,168 square feet.

Being the same property conveyed to Charlene E. Sherrill and spouse, Billy N. Sherrill by deed from Thomas W. Faust of record in Doc. No. 20020823-0102390, 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 Plat Book 2330, Page 140, said Register's Office, which Plan shows a minimum building setback line and a 10 foot easement for public utility purposes along the westerly line(s). License Agreement of record in Book 5275, page 134, said Register's Office.

This instrument is executed on behalf of Billy N. Sherrill and Charlene E. Sherrill by Catherine Sherrill Lale 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: 501 Lynnwood Boulevard, 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 30th day of August, 2005 .

Billy N. Sherrill by Catherine Sherrill Lale

**Billy N. Sherrill by Catherine Sherrill Lale, Atty-In-Fact**

Charlene E. Sherrill by Catherine Sherrill Lale

**Charlene E. Sherrill by Catherine Sherrill Lale, 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: $920,000.00

Affiant

Sworn and subscribed before me this 30th day of August, 2005

Notary Public

My Commission Expires: _____

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 , **Catherine Sherrill Lale** 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 Billy N. Sherrill and Charlene E. Sherrill, 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 30th day of August, 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: Billy N. Sherrill and Charlene E. Sherrill**

**TO: Daniel Thompson and Mara Thompson**

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.

**Catherine Sherrill Lale, Affiant**

Sworn to and subscribed before me this

30th day of August, 2005

Notary Public

My Commission Expires:

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

My Commission Expires JULY 21, 2007