RETURN TO:
Homeland Title, LLC
1896 General George Patton Dr.
Franklin, TN 37067

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: 46609

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 09/08/05 13:59 3 pgs
Fees:18.00 Taxes:454.73
20050908-0108249

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Nicole A. Wolfe 904 Carolyn Avenue Nashville, Tennessee 37011	First Horizon Home Loan 1555 W. Walnut Hill Ln. Irving, TX 75038

TAX MAP-PARCEL NUMBERS: 072-09-327

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$122,900.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Donna Herring and Deborah C. Pate, both unmarried persons**, hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Nicole A. Wolfe,** 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. 89 on the plan of Irvington, as of record in Book 843, Page 60, Register's Office for Davidson County, Tennessee.

SAID Lot No. 89 fronts 60 feet on the southerly side of Carolyn Avenue and extends back between parallel lines 170.5 feet to a dead line in the rear on which it measures 60 feet thereon.

BEING the same property conveyed to Donna Herring and Deborah C. Pate, joint tenants with the right of survivorship by deed from Linda G. Fellwock, unmarried of record in Book 10056, Page 230 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; All matters shown on the Plan of record in Book 843, Page 60, said Register's Office; Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County of record in Book 4178, Page 139, said Register's Office;

This instrument is executed on behalf of Donna Herring by Deborah C. Pate as Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith in Instrument No. 20050908-0108248. 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: 904 Carolyn Avenue, Nashville, Tennessee 37011

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 17th day of August, 2005.

Donna Herring by Debl Pate, atty-in-fact

Donna Herring By: Deborah C. Pate, Atty-in-Fact

Deborah C. Pate

State of TENNESSEE
County of WILLIAMSON

On this 17th day of August, 2005, before me the undersigned authority, personally appeared **Deborah C. Pate**, 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.

Notary

State of TENNESSEE
County of WILLIAMSON

My Commission Expires JULY 21, 2007

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $122,900.00

Affiant

Sworn and subscribed before me this 17th day of August, 2005

My Commission Expires: 6-6-06 CAROL A. CLAWSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

Notary Public

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, **Deborah C. Pate** 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 **Donna Herring** , 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 17th 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: Donna Herring and Deborah C. Pate, both unmarried persons

TO: Nicole A. Wolfe

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.

Deborah C. Pate, Affiant

Sworn to and subscribed before me this

17th 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