Box 8

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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Davidson County DEEDWARR
Recvd: 09/29/05 14:00 3 pgs
Fees:18.00 Taxes:895.40
20050929-0117200

W & I Ref: Title No: 46669

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Laura Courtney Fain 805 Kendall Drive Nashville, Tennessee 37209	Wachovia Mortgage Corp. 1100 Corporate Center Drive Raleigh, North Carolina 27607

TAX MAP-PARCEL NUMBERS: 103-09-046

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$242,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Tim Wilson, married, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Laura Courtney Fain, a single woman 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. 46 on the plan of Section 4, Brookside Courts, Addition No. 4, of record in Book 2083, Page 59, Register's Office for said County.

SAID Lot No. 46, which is a corner lot, fronts 65 feet on the northwesterly margin of Kendall Drive and fronts 138.75 feet on the southwesterly margin of Docshill Drive, said frontages being joined by a curve having a length of 39.26 feet, and extends back 115.4 feet on the northwesterly line and 157 feet on the southwesterly line to a point of intersection.

BEING the same property conveyed to Tim Wilson, married, by deed from Paul E. Ligon, married and Cynthia K. Wells, married of record in Document No. 20050602-0062855 Register's Office for Davidson County, Tennessee.

Anna E. Wilson, spouse of Tim Wilson, 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 2006, and subsequent years; The Plan, with Owner's Certificate, of record in Book 2083 Page 59, said Register's Office, which Plan shows a 30 foot minimum building setback line from Kendall Drive and a 10 foot easement for public utility purposes along the northwesterly line of said lot and a 20 foot minimum setback line from Docshill Drive.

This instrument is executed on behalf of Anna E. Wilson by Tim Wilson as Attorney in Fact pursuant to a Power of Attorney of record as Instrument No. 20020222-0023201 Register's Office for Davidson County, Tennessee. The said Tim Wilson and Timothy R. Wilson being one and the same persons.

This is improved property, known as: 805 Kendall Drive, Nashville, Tennessee 37209

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 September, 2005 .

Tim Wilson

Anna E. Wilson by Tim Wilson, Atty.-In-Fact

State of TENNESSEE
County of DAVIDSON

On this 28th day of September, 2005, before me the undersigned authority, personally appeared **Tim Wilson**, 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: 3/25/06

DEBORAH H. BERRIE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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: $242,000.00

Affiant

Sworn and subscribed before me this 28th day of September, 2005

Notary Public

My Commission Expires: 3/25/06

DEBORAH H. BERRIE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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 , **Tim Wilson** 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 Ann E. Wilson, 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 September, 2005

Notary Public

My Commission Expires: 3/25/06

DEBORAH H. BERRIE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

EXHIBIT "A"
To
Warranty Deed

FROM: Tim Wilson

TO: Laura Courtney Fain

State of Tennessee
County of Davidson

A F F I D A V I T

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.

Tim Wilson, Affiant

Sworn to and subscribed before me this

28th day of September, 2005

Notary Public

My Commission Expires: 3/25/06

DEBORAH H. BERRIE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.