THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 24693-09-2005** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $165,000.00. Affiant Subscribed and sworn to before me this 30th day of September, 2005. Notary Public My Commission Expires: GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires SEPT. 22, 2007

WARRANTY DEED

Address New Owner: Mary Ann Conklin 1798 De Winton Place Lawrenceville, GA 30043	**Send Tax Bills To:** Wells Fargo Bank, N.A. P.O. Box 5708 (CPI #708) Springfield, OH 45501	**Tax Information:** Map No.150.02-0 Parcel No. 316.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Dorothy J. Mortel, Devisee under the last will and testament of Jean W. Dyer**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mary Ann Conklin, married** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3217 Bluewater Trace, Nashville, TN 37217

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 30th day of September, 2005.

Dorothy J. Mortel, By: John L. Ortiz, Att'y-in-Fact

Dorothy J. Mortel, Devisee under the Last Will and Testament of Jean W. Dyer,
BY: John L. Ortiz, Attorney-In-Fact pursuant to a power of attorney being placed of record immediately prior hereto as Instrument No. 20051007-0121592

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **John L. Ortiz,** with whom I am personally acquainted, and who acknowledged that HE executed the within instrument for the purposes therein contained, and who further acknowledged that HE is the Attorney-in-Fact for the said **Dorothy J. Mortel** and is authorized by the said **Dorothy J. Mortel** to execute this instrument on HER behalf.

Witness my hand, at Office, this 30th day of September, 2005.

My commission expires: _____

Notary Public

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007

Davidson County DEEDWARR
Recvd: 10/07/05 14:06 2 pgs
Fees:13.00 Taxes:610.50

20051007-0121593

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Revision of Castlegate, Sec. 5 of record in Plat Book 6900, page 112, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Jean W. Dyer, a widow by deed dated February 10, 1987 from Third National Bank In Nashville, a National Banking Association of record in Book 7134, page 214, Register's Office for Davidson County, Tennessee. The said Jean W. Dyer having since died. The said Jean W. Dyer having since died testate, and whose last will and testament was duly probated in the circuit court for Bay County, Florida, Probate Division, File No. 2004-545-CP, said last will and testament having also been duly probated by ancillary proceeding in the Probate Court for Davidson County, Tennessee, Docket No. 05P-1515, for the purpose of establishing muniment of title only, and said last will and testament having devised the property to Dorothy J. Mortel.

This conveyance is made subject to:

1. 2005 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. All matters appearing on the Plan of record as Book 6900, page 112, Register's Office for Davidson County, Tennessee.
3. Easement for drainage contained in Judgment of record in Book 8457, page 180, Register's Office for Davidson County, Tennessee.