Return to: First Title and Esrow Company, Inc.
File Number 24894 Box 9B

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*

W & I Ref: Title No: 46803

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 11/23/05 13:31 3 pgs
Fees:18.00 Taxes:1664.85
20051123-0141924

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Benjamin W. Spiller Dana B. Lacy 4010 Skyline Drive Nashville, Tennessee 37215	SunTrust Mortgage, Inc. 201 Fourth Ave. N/7th Floor Nashville, Tennessee 37219

TAX MAP-PARCEL NUMBERS: 117-13-024

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$449,960.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Spencer A. Haley and spouse, Margaret M. Haley**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Benjamin W. Spiller and spouse, Dana B. Lacy** 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. 11 on the Plan of Vailwood Heights of record in Book 1835, page 32, Register's Office for said County.

Said Lot No. 11 fronts 120.0 feet on the easterly margin of Skyline Drive and extends back 171.3 feet on the northerly line and 172.8 feet on the southerly line to a dead line in the rear, measuring 120.1 feet thereon.

Being the same property conveyed to Spencer A. Haley and wife, Margaret M. Haley by deed from Helen B. Holland, married of record in Doc. No. 200007050066577, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to: Taxes for 2006, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 1835 Page 32, said Register's Office, which Plan shows a 65 foot minimum building setback line from Skyline Drive and a 10 foot easement for public utility purposes along the rear line(s) of said lot; Restrictions of record in Book 1318, page 332, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Margaret M. Haley by Spencer Haley 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: 4010 Skyline Drive, Nashville, Tennessee 37215

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 21st day of November, 2005 .

Spencer A. Haley

Margaret M. Haley By:Spencer Haley, Atty-in-Fact

State of TENNESSEE
County of DAVIDSON

On this 21st day of November, 2005 , before me the undersigned authority, personally appeared **Spencer A. Haley** , 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: _____

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary

State of TENNESSEE
County of DAVIDSON 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: $449,960.00

Affiant

Sworn and subscribed before me this 21st day of November, 2005

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

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 , **Spencer Haley** 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 **Margaret M. Haley** , 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 21st day of November, 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: Spencer A. Haley and spouse, Margaret M. Haley

TO: Ben W. Spiller and Dana Bordan Lacy

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.

Spencer Haley, Affiant

Sworn to and subscribed before me this
21st day of November, 2005

Notary Public

My Commission Expires:

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

My Commission Expires JULY 21, 2007