PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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Brentwood, TN 37027
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Record and Return to:
Prestige Title, LLC
1600 Westgate Circle, Ste 200
Brentwood, TN 37027

W & I Ref: Title No: 46926

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 03/01/06 12:25 3 pgs
Fees:18.00 Taxes:481.00
20060301-0023651

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Anthony Zimmerman Shawna Boyd 3115 Edgemont Drive Nashville, Tennessee 37214	Countrywide Home Loans P.O. Box 10423 Van Nuys, CA 91410-0423

TAX MAP-PARCEL NUMBERS: 08507009100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$130,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James G. Whitehill, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Anthony Zimmerman and Shawna Boyd** 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:** **and wife, Judy Beasley Whitehill**

Land in Davidson county, Tennessee, being Lot No. 154 on the Plan of Stanford Country Club Estates of record in Book 2900, page 83 and 84, Register's Office for said County.

Said Lot No. 154 fronts 102.64 feet on the broken southerly margin of Edgemont Drive and extends back 170 feet on the westerly line and 145 feet on the easterly line to a dead line in the rear, measuring 83.4 feet thereon.

Being the same property conveyed to James G. Whitehill, married by deed from Patrick Martin Krueger and wife, Pamela A. Krueger of record in Doc. No. 20011103-0120156, Register's Office for Davidson County, Tennessee.

Judy Beasley spouse if James G. Whitehill joins in this conveyance for the sole purpose of conveying any and all marital rights in subject property.
Judy Beasley and Judy Beasley Whitehill are one and the same person.

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 Plat Book 2900, Page 83 and 84, said Register's Office, which Plan shows a 60 foot minimum building setback line from Edgemont Drive, and a 10 foot easement for public utility purposes along the rear and easterly side line(s) of said lot; and a 2.5 x 20 foot utility anchor easement located on the northwesterly front corner of said lot; Restriction of record in Book 3066, page 219, said Register's Office.

This instrument is executed on behalf of Judy Beasley by James G. Whitehill 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: 3115 Edgemont Drive, Nashville, Tennessee 37214

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 27th day of February, 2006 .

James G. Whitehill

Judy Beasley Whitehill

By James G. Whitehill attorney in fact

State of TENNESSEE
County of WILLIAMSON

On this 27th day of February, 2006 , before me the undersigned authority, personally appeared James G. Whitehill, 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. My Commission Expires JULY 21, 2007

Notary

State of TENNESSEE
County of WILLIAMSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $130,000.00

Affiant

Sworn and subscribed before me this 27th day of February, 2006

Notary Public

My Commission Expires: 2/5/09

CAROL T. BAKER NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

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 , **James G. Whitehill** 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 Judy Beasley , 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 27th day of February, 2006

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: James G. Whitehill , married

TO: Anthony Zimmerman and Shawna Boyd

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.

James G. Whitehill
James G. Whitehill, Affiant

Sworn to and subscribed before me this
27th day of February, 2006

Notary Public

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007