Return to: First Title and Escrow Company, Inc.
File Number 25304 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: 47081

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 05/19/06 14:36 3 pgs
Fees:18.00 Taxes:580.90
20060519-0059302

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Steve Gillis 5100 Pebble Creek Drive Antioch, Tennessee 37013	Centric Mortgage 4310 South Florida Avenue Lakeland, FL 33813

TAX MAP-PARCEL NUMBERS: 14910005000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$157,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Eric J. Luedtke and spouse, Stephanie K. Luedtke and Neil P. Jenkins , married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Steve Gillis , unmarried** 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. 91 on the Plan of Oakwood Subdivision Phase Six Section One of record in Book 7900, page 419, amended in Doc. No. 20041118-0138854, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Eric J. Luedtke, Stephanie K. Luedtke, Neil P. Jenkins, married by deed from Dwayne Craig Ulmer and wife, Beverly Ann Ulmer of record in Doc. No. 20030721-0101731, Register's Office for Davidson County, Tennessee.

Margaret Jenkins spouse of Neil P. Jenkins joins in this conveyance for the sole purpose of conveying any and all marital interest in subject property.

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 7900, Page 419 and amended in Doc. No. 20041118-0138854, said Register's Office, to which plan reference is hereby made for a more complete description thereof; The Declaration of Covenants, Conditions and Restrictions of record in Book 7981, page 478, Book 8038, page 838, Book 8313, page 17, Book 9237, page 1, Book 9781, page 987, Book 10650, page 785, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This instrument is executed on behalf of Neil P. Jenkins and Margaret Jenkins by Stephanie K. Luedtke 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: 5100 Pebble Creek Drive, Antioch, Tennessee 37013

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 12th day of May, 2006 .

Eric J. Luedtke

Stephanie K. Luedtke

Neil P. Jenkins by: Stephanie K. Luedtke Atty-in-fact

Margaret Jenkins by: Stephanie K. Luedtke, Attorney in fact

Neil P. Jenkins By: Stephanie K. Luedtke Atty-in-fact

Margaret Jenkins BY: Stephanie K. Luedtke, Attorney in fact

State of TENNESSEE

County of DAVIDSON

On this 12th day of May, 2006, before me the undersigned authority, personally appeared Eric J. Luedtke and Stephanie K. Luedtke, 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.

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

My Commission Expires: My Commission Expires JULY 21, 2007

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: $157,000.00

Affiant

Sworn and subscribed before me this 12th day of May, 2006

Notary Public

My Commission Expires: _____

CHRISTINA M. READ NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Christina M. Read
My Commission Expires
November 25, 2006
STATE OF TENNESSEE

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 , **Stephanie K. Luedtke** 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 Neil P. Jenkins and Margaret Jenkins , 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 12th day of May, 2006

Notary Public

My Commission Expires:

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

JULY 21, 2007

EXHIBIT "A"
To
Warranty Deed

FROM: Eric J. Luedtke and spouse, Stephanie K. Luedtke, and Neil P. Jenkins , married

TO: Steve Gillis , unmarried

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.

Stephanie K. Luedtke

Stephanie K. Luedtke, Affiant

Sworn to and subscribed before me this

12th day of May, 2006

Notary Public

My Commission Expires:

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

My Commission Expires JULY 21, 2007