PREPARED BY (AND RETURN TO):

**WILKINS & IVEY**
Attorneys At Law

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Davidson County DEEDWARR
Recvd: 07/14/06 10:08 3 pgs
Fees:18.00 Taxes:980.13
20060714-0084866

W & I Ref: Title No: 47992

Dav. Co. File: Box 8

| **ADDRESS NEW OWNER:** | **RESPONSIBLE FOR TAX PAYMENT:** |
|---|---|
| Aaron T. Jacobs<br>Linda Connelly<br>4107 Utah Avenue<br>Nashville, Tennessee 37209 | SunTrust Mortgage, Inc.<br>201 Fourth Ave. N/7th Floor<br>Nashville, Tennessee 37219 |

**TAX MAP-PARCEL NUMBERS:** 10304035000

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$264,900.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Benjamin R. Scott, unmarried and James M. Gilmore, unmarried,** hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Aaron T. Jacobs and spouse, Linda Connelly** 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 the easterly one-half of Lot No. 84 on the Plan of West End Annex, of record in Plat Book 332, Page 61, Register's Office for Davidson County, Tennessee. Said part of Lot No. 84 fronts 50 feet on the southerly side of Utah Avenue, formerly 7th Street and runs back between parallel lines 163.3 feet to an alley.

BEING the same property conveyed to Benjamin R. Scott and James M. Gilmore, as joint tenants with right of survivorship by deed dated May 3rd, 2004 from Kathryn Marion Keaton, married and Stanley Porter Marion, married of record in Instrument No. 20040512-0054512 Register's Office for Davidson County, Tennessee.

**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; All matters shown on the Plan of record of record in Book 332 Page 61, said Register's Office.

This instrument is executed on behalf of Benjamin R. Scott by James M. Gilmore 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: 4107 Utah Avenue, 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 12th day of July, 2006 .

Benjamin R. Scott By: James M. Gilmore

**Benjamin R. Scott By:James M. Gilmore, Atty-in-Fact**

James M. Gilmore

**State of** TENNESSEE
**County of** DAVIDSON

On this 12th day of July, 2006, before me the undersigned authority, personally appeared **James M. Gilmore**, 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: 2-10-08

Notary

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

My Commission Expires FEB. 10, 2008

**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: $264,900.00

James M. Gilmore

Affiant

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

My Commission Expires: 2-10-08

Notary Public

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

My Commission Expires FEB. 10, 2008

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 , **James M. Gilmore** 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 **Benjamin R. Scott** , 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 July, 2006

Notary Public

My Commission Expires: 2-10-08

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.
My Commission Expires FEB. 10, 2008

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**EXHIBIT "A"**
**To**
**Warranty Deed**

**FROM:** Benjamin R. Scott and James M. Gilmore

**TO:** Aaron T. Jacobs and Linda Connelly

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.

James M. Gilmore
**James M. Gilmore, Affiant**

Sworn to and subscribed before me this

12th day of July, 2006

Notary Public

My Commission Expires: 2-10-08

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.
My Commission Expires FEB. 10, 2008