Box 8

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Parklane Building, Suite 109
5200 Maryland Way
Brentwood, TN 37027
Ph. (615) 507-2004 - Fax. 507-2002
E-mail: *main@wilkinsandivey.com*

Davidson County DEEDWARR
Recvd: 08/09/06 14:43 3 pgs
Fees:18.00 Taxes:1115.55
20060809-0098237

W & I Ref: Title No: 48060

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Ellen G. Tice 604 Expedition Court Brentwood, Tennessee 37027	SAME

TAX MAP-PARCEL NUMBERS: 171080A09300CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$301,500.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Steven R. Juarez and spouse, Patricia K. Juarez**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Ellen G. Tice** 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. 93 on the Plan of Cottonport Plantation Phase II of record in Book 6900, page 950 Register's Office for said County, to which Plan reference is hereby made fro a more complete description thereof.

Being the same property conveyed to Steven R. Juarez and wife, Patricia K. Juarez by deed from Eleanor R. Alexander Qualified Residence Trust of record in Doc. No. 20040223-0020347, 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 6900, Page 950, said Register's Office, which Plan shows a 30 foot minimum building setback line from Expedition Court together with a designated building site, and a 15 foot easement for public utility and drainage purposes along the southerly front line(s) And a 20 foot utility and drainage easement located on the rear line of said lot. The Declaration of Covenants, Conditions and Restrictions of record in Book 7430, page 784, Book 7897, page 576, Book 8313, page 932, Book 7565, page 57, Book 7637, page 925, Book 7824, page 254, Book 10775, page 37, Book 7138, page 365, 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 Patricia K. Juarez by Steven R. Juarez 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: 604 Expedition Court, Brentwood, Tennessee 37027

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 3rd day of August, 2006 .

Steven R. Juarez

Patricia K. Juarez By: Steven R. Juarez, Atty-in-Fact

State of TENNESSEE
County of WILLIAMSON

On this 3rd day of August, 2006 , before me the undersigned authority, personally appeared **Steven R. Juarez**, 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.

DEBORAH GAIL JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: My Commission Expires MAY 23, 2009

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: $301,500.00

Ellen Juci 8-3-06
Affiant

Sworn and subscribed before me this 3rd day of August, 2006

DEBORAH GAIL JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: My Commission Expires MAY 23, 2009

Notary Public

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 , **Steven R. Juarez** 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 **Patricia K. Juarez** , 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 3rd day of August, 2006

DEBORAH GAIL JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

My Commission Expires MAY 23, 2009

EXHIBIT "A"
To
Warranty Deed

FROM: Steven R. Juarez and spouse, Patricia K. Juarez

TO: Ellen G. Tice

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.

Steven R. Juarez, Affiant

Sworn to and subscribed before me this 3rd day of August, 2006

3rd day of August, 2006

Notary Public

My Commission Expires:

DEBORAH GAIL JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 23, 2009