FIRST TITLE & ESCROW CO.
FILE BOX 9-B
FILE NO. 25653

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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Davidson County DEEDWARR
Recvd: 08/10/06 10:59 3 pgs
Fees:18.00 Taxes:4440.00
20060810-0098548

W & I Ref: Title No: 48065

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Douglass B. Sawyer Sheila W. Sawyer 23 Park Meadows Nashville, Tennessee 37215	SunTrust Mortgage, Inc 201 Fourth Avenue N. 7th Floor Nashville, TN 37219

TAX MAP-PARCEL NUMBERS: 158040A02100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,200,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Robert W. Thompson and spouse, Jill B. Thompson**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Douglass B. Sawyer and spouse, Sheila W. Sawyer** 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. 117 on the Revised Plan of Otter Wood Section Two of record in Book 6900, page 598 – 602 Register's Office for said County, to which Plan reference is hereby made for a more complete description thereof.

Said Lot together with and subject to a Grant of Easement for ingress and egress purposes of record in Book 7667, page 218, said Register's Office.

Being the same property conveyed to Robert W. Thompson and wife, Jill B. Thompson by deed from W. Kenneth Hale, Jr., and Rork D. Thomas d/b/a Hale and Thomas of record in Doc. No. ~~20030327-0040500,~~ Register's Office for Davidson County, Tennessee. 20030327-0040500 S.T.

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 598 - 602, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description thereof. The Declaration of Covenants, Conditions and Restrictions of record in Book 7260, page 483, Book 8762, page 199, 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 Jill B. Thompson by Robert W. Thompson 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: 23 Park Meadows, 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 7th day of August, 2006 .

Robert W. Thompson

Jill B. Thompson by [signature] AIF.

Jill B. Thompson By:Robert W. Thompson, Atty-in-Fact

State of TENNESSEE
County of DAVIDSON

On this 7th day of August, 2006, before me the undersigned authority, personally appeared **Robert W. Thompson** , 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.

DEBRA MANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2007

[signature]
Notary

My Commission Expires:

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: $1,200,000.00

[signature]
Affiant

Sworn and subscribed before me this 7th day of August, 2006

[signature]
Notary Public

My Commission Expires:

JACLYN L. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

My Commission Expires DEC 13, 2009

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 , **Robert W. Thompson** 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 **Jill B. Thompson** , 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 7th day of August, 2006

DEBRA MANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: My Commission Expires NOV. 24 , 2007

EXHIBIT "A"

To
Warranty Deed

FROM: Robert W. Thompson and Jill B. Thompson

TO: Douglass B. Sawyer

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.

Robert W. Thompson, Affiant

Sworn to and subscribed before me this 7th day of August, 2006

Notary Public

My Commission Expires: DEBRA MANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires NOV. 24 , 2007