PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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Davidson County DEEDWARR
Recvd: 08/14/06 10:34 3 pgs
Fees:18.00 Taxes:499.50
20060814-0099652

W & I Ref: Title No: 48075

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Cullen Cavin III 206 Antioch Pike Nashville, Tennessee 37211	SunTrust Mortgage, Inc. 201 Fourth Ave. N/7th Floor Nashville, Tennessee 37219

TAX MAP-PARCEL NUMBERS: 13302018000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$135,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Garvin L. Saeger and spouse, Autumn E. Saeger**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Cullen Cavin III** 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. 11 on the Plan of Airdire Subdivision "A" of record in Book 547, page 10 Register's Office for said County.

Said Lot No. 11 fronts 50 feet on the northerly margin of Mill Creek Valley Road now known as Antioch Pike and extends back between parallel lines 169 feet to an alley.

Being the same property conveyed to Garvin L. Saeger and wife, Autumn E. Saeger by deed from Alyse Sands, unmarried and William Herzig of record in Doc. No. 200210080122916, 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, with Owner's Certificate, of record in Plat Book 547 Page 10, said Register's Office.

This instrument is executed on behalf of Autumn E. Saeger by Garvin L. Saeger 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: 206 Antioch Pike, Nashville, Tennessee 37211

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 11th day of August, 2006 .

Garvin L. Saeger

Autumn E. Saeger By:Garvin L. Saeger, Atty-in-Fact

Atty in fact

State of TENNESSEE
County of DAVIDSON

On this 11th day of August, 2006 , before me the undersigned authority, personally appeared **Garvin L. Saeger** , 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 DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $135,000.00

Affiant

Sworn and subscribed before me this 11th day of August, 2006

My Commission Expires: _____

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

My Commission Expires JULY 21, 2007

Notary Public

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 , **Garvin L. Saeger** 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 **Autumn E. Saeger** , 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 11th day of August, 2006

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

Notary Public

My Commission Expires:_____

My Commission Expires JULY 21, 2007

EXHIBIT "A"
To
Warranty Deed

FROM: Garvin L. Saeger and Autumn E. Saeger

TO: Cullen Cavin III

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.

Garvin L. Saeger, Affiant

Sworn to and subscribed before me this

11th day of August, 2006

Notary Public

My Commission Expires:_____

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

My Commission Expires JULY 21, 2007