PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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Davidson County DEEDWARR
Recvd: 08/29/06 11:28 3 pgs
Fees:18.00 Taxes:920.93
20060829-0106637

W & I Ref: Title No: 48118

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Jeremy D. Hall Kristine M. Vaughan 821 Highlands Crest Drive Nashville, Tennessee 37205	New owner

TAX MAP-PARCEL NUMBERS: 12915012500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$248,900.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James E. Michael ,married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jeremy D. Hall an unmarried man, Kristine M. Vaughan an umarried woman,** as tenants in common with rights of survivorship, 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 West Meade Highlands, Section Two, as of record in Book 3700, pages 124 and 125, Register's Office for said County, described as follows:

Beginning on the easterly margin of Cloudland Drive at the corner of Lots Nos. 90 and 91; thence with the line between said two lots easterly 101.3 feet to the corner o Lots Nos. 91 and 92; thence with the line between said two lots northerly 119.1 feet to the southerly margin of Highland Crest Drive; thence with the same, westerly 119.18 feet to the beginning of a curve; thence around said curve having a radius of 25 feet southwesterly 41.28 feet to the easterly margin of Cloudland Drive; thence with the same, southerly 132.87 feet to the beginning.

Being the same property conveyed to James E. Michael and wife, Genetha D. Michael by deed from Thomas A. Shanks and wife, Mary Wade Shanks of record in Book 5184, page 220, Register's Office for Davidson County, Tennessee. The said Genetha D. Michael has since died.

Bettie T. Michael spouse of James E. Michael joins in this conveyance for the sole purpose of conveying any and all marital interest in subject property.

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; The Plan, with Owner's Certificate, of record in Plat Book 3700 Page 124 and 125, said Register's Office, which Plan shows a 30 foot minimum building setback line from Cloudland Drive and from Highland Crest Drive and a 10 foot easement for public utility and drainage purposes along the southerly rear corner of said lot.

This instrument is executed on behalf of Bettie T. Michael by James E. Michael 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: 821 Highlands Crest Drive, Nashville, Tennessee 37205

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 23rd day of August, 2006 .

James E. Michael

James E. Michael

Bettie T. Michael By James E. Michael A/I-F

Bettie T. Michael By:James E. Michael, Atty-in-Fact

State of TENNESSEE

County of DAVIDSON

On this 23rd day of August, 2006 , before me the undersigned authority, personally appeared **James E. Michael** , 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.

KRISTY 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

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named , **James E. Michael** 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 **Bettie T. Michael** , 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 23rd day of August, 2006

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

Notary Public

My Commission Expires:_____ My Commission Expires JULY 21, 2007

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: $248,900.00

Affiant

Sworn and subscribed before me this 23rd day of August, 2006

MARY JAYNE MASTERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

My Commission Expires SEPT. 22, 2007

EXHIBIT "A"
To
Warranty Deed

FROM: James E. Michael ,married Bettie T. Michael

TO: Jeremy D. Hall, unmarried man Kristine M. Vaughan, umarried woman

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 E. Michael

James E. Michael, Affiant

Sworn to and subscribed before me this 23rd 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