PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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Davidson County DEEDWARR
Recvd: 08/31/06 14:01 3 pgs
Fees:18.00 Taxes:573.13
20060831-0107904

W & I Ref: Title No: 48139

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Libby S. Thurman Matthew D. Meeks 3109 Wingate Ave. Nashville, Tennessee 37211	Suntrust Mortgage P.O. Box 305110 Nashville, Tennessee 37230

TAX MAP-PARCEL NUMBERS: 13302001200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$154,900.00** , 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 D. Nichols, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Libby S. Thurman and spouse, Matthew D. Meeks** 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 Lots Nos. 27 and 28, on the Map of the William Lee Subdivision of Roth Property, as of record in Book 1130, page 67, Register's Office, for said County.

Said Lots Nos. 27 and 28 adjoin and front together 120 feet on the west side of Wingate Avenue and run back between parallel lines 160 feet to a dead line.

Being the same property conveyed to Benjamin D. Nichols, a married man by deed from Juanita Fielder and husband, Connie Leon Fielder, Sr., of record in Doc. No. 20030725-0104032 Register's Office for said County.

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 1130 Page 67, said Register's Office, which Plan shows a 35 foot minimum building setback line from Wingate Avenue and a 10 foot easement for public utility purposes along the rear line(s). Restrictions of record in Book 1300, page 572, said Register's Office.

This instrument is executed on behalf of Benjamin D. Nichols by Wallace Cartwright 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: 3109 Wingate Avenue, 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 31st day of August, 2006 .

Benjamin D. Nichols By: Wallace Cartwright, Atty-in-Fact

Danielle Dehart By: Wallace Cartwright, Atty-in-Fact

State of TENNESSEE

County of WILLIAMSON

On this 31st day of August, 2006 , before me the undersigned authority, personally appeared Benjamin D. Nichols and Danielle Dehart, 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: _____

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: $154,900.00

Affiant

Sworn and subscribed before me this 31st day of August, 2006

My Commission Expires: NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. CHRISTY W. IVEY

My Commission Expires JULY 21, 2007

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 , **Wallace Cartwright** 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 D. Nichols and Danielle Dehart**, 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 31st 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

EXHIBIT "A"
To
Warranty Deed

FROM: Benjamin D. Nichols

TO: Libby S. Thurman, married

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.

Wallace Cartwright, Affiant

Sworn to and subscribed before me this 31st 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