PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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Recvd: 09/06/06 12:18 3 pg
Fees:18.00 Taxes:423.65
20060906-0110079

W & I Ref: Title No: 48145

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Paula Shaw 8114 Stacy Square Court Nashville, Tennessee 37221	Wells Fargo Bank, N.A. 2650 Wells Fargo Way Minneapolis, Minnesota 55408

TAX MAP-PARCEL NUMBERS: 12810021200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$114,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Courtney T. Black , unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Paula Shaw** 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 the westerly part of Lot No. 3 and also known as Lot No. 3B on the Plan of Zone Lot Division – Stacy Square Townhomes Stacy Square Section 7 of record in Book 5200, page 438 and amended in Book 5200, page 467, Register's Office for said County.

Said Lot No. 3B fronts 23.85 feet on the northerly margin of Stacy Court and extends back 198.91 feet on the westerly line and 269.70 feet on the broken easterly line to a dead line in the rear measuring 95.52 feet thereon.

Being the same property conveyed to Courtney T. Black by deed from Michael A. Lampton and Aaron R. Lampton, both married of record in Doc. No. 20010614-0063220, 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 5200, page 438, amended in Book 5200, page 467, said Register's Office, which Plan shows 20 foot minimum building set back line from Stacy Court and 10 foot easement for public utility and drainage purposes along the rear line(s) of said lot; A 2.5 x 20 foot utility anchor easement located on the southwesterly front corner of said lot; Restrictive Covenants of record in Book 5973, page 335, Book 6307, page 866, and Plat Book 5200, page 467, said Register's Office.

This instrument is executed on behalf of Courtney T. Black by Paula Burtch 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: 8114 Stacy Square Court, Nashville, Tennessee 37221

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 .

Courtney T. Black By Paula Burtch, Atty in Fact

Courtney T. Black By:Paula Burtch, Atty-in-Fact

State of TENNESSEE

County of DAVIDSON

On this 31st day of August, 2006 , before me the undersigned authority, personally appeared , 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.

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: $114,500.00

Affiant

Sworn 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

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 , **Paula Burtch** 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 **Courtney T. Black** , 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: Courtney T. Black , unmarried

TO: Paula Shaw

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.

Paula Burtch, AFFIANT
Paula Burtch, 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