Box 13 #12135

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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Davidson County DEEDWARR
Recvd: 09/06/06 13:45 5 pg
Fees:28.00 Taxes:429.20
20060906-0110150

W & I Ref: Title No: 48173

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Melanie Vinson 6300 Robertson Ave. [redacted] Nashville, Tennessee 37209	GMAC Mortgage, Inc. [redacted] ATTN: TAX Dept. P.O. Box [redacted] 569760 [redacted] Dallas, Tx. 75356

TAX MAP-PARCEL NUMBERS: 09012005500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$116,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John Alvin Rhea and Donald Walter Rhea Sr. and Robert Leslie Rhea and Terry Eugene Rhea**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Melanie Vinson*** 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:**

*unmarried,

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Gailey Wood Subdivision of record in Book 2663, page 123, Register's Office for said County.

Said Lot No. 3, which is a corner lot front 88.08 feet on the northerly margin of Robertson Road and fronts 93.08 feet on the westerly margin of Croley Drive, said frontages being joined by a curve having a length of 41.12 feet, and extends back 106.2 feet on the northerly line and 111.8 feet on the westerly line, to a point of intersection.

Being the same property conveyed to John Paul Rhea et ux Lois E. Rhea by deed from Katherine G. Wesley of record in Book 4981, Page 162, said Register's Office. The said John Paul Rhea and Lois E. Rhea have since divorced. By Final Decree of record in Book 5130, page 164, said Register's Office, subject property was vested in John Paul Rhea. By Quitclaim deed of record in Book 5760, page 95, said Register's Office, a tenancy by the entirety was created in John Paul Rhea and wife, Rebecca P. Rhea. By Quitclaim Deed of record in Book 10679, Page 112, said Register's Office. Rebecca P. Rhea conveyed her interest in subject property to John Paul Rhea. By Quitclaim Deed of record in Book 11077, Page 675, said Register's Office. John Paul Rhea, a single person, conveyed his interest in subject property to Wesley Lynn Davidson. Wesley Lynn Davidson, a single person, conveyed his interest in subject property to John P. Rhea by instrument of record in Book 11432, Page 683, said Register's Office. The said John Paul Rhea, also known as John P. Rhea, has since died. By affidavit of hiership recorded prior here to and simultaneously herewith John Alvin Rhea, Donald Walter Rhea, Sr., Robert Leslie Rhea and Terry Eugene Rhea were established as the heirs at law of John Paul Rhea.

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 2663, Page 123, said Register's Office, which Plan shows a 30 foot minimum building setback line from Robertson Road & Croley Drive, and a 10 foot easement for public utility purposes along the northerly line(s) with a sewer line lying therein; Sewer easement to the City of Nashville of record in Book 2962, Page 67, said Register's Office.

This instrument is executed on behalf of Donald Walter Rhea, Sr. by John Alvin Rhea 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: 6300 Robertson, Nashville, Tennessee 37209

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.

AND GRANTEE (buyer) understands that the Estate of John Paul Rhea has not yet received federal estate tax and Tennessee Inheritance Tax clearances and that there is a possibility of a lien encumbering the property until such clearances are received. Grantor has paid all such taxes believed to be due and/or made adequate provision for payment of any such death taxes which may give rise to such a lien.

WITNESS THE EXECUTION HEREOF this 28th day of August, 2006 .

John Alvin Rhea

Donald Walter Rhea Sr. By: John Alvin Rhea, Atty-in-fact

Robert Leslie Rhea By: John Alvin Rhea, Atty-in-fact

Terry Eugene Rhea By: John Alvin Rhea, Atty-in-fact

State of TENNESSEE

County of DAVIDSON

On this 28th day of August, 2006 , before me the undersigned authority, personally appeared John Alvin Rhea, 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.

Notary

State of TENNESSEE

County of DAVIDSON My Commission Expires JULY 21, 2007

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $116,000.00

Affiant

Sworn and subscribed before me this 28th day of August, 2006

Notary Public

Heidi Jo Clayton Notary Public My Comm. Exp 07/25/09 State Of TENNESSEE Davidson County

My Commission Expires: 72509

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 , **John Alvin Rhea** 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 , 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 28th day of August, 2006

Notary Public

My Commission Expires:

KRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 21, 2007

EXHIBIT "A"
To
Warranty Deed

FROM: John Alvin Rhea and Donald Walter Rhea Sr. and Robert Leslie Rhea and Terry Eugene Rhea

TO: Melanie Vinson

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.

John Alvin Rhea, Affiant

Sworn to and subscribed before me this

28th day of August, 2006

Notary Public

My Commission Expires:

KRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 21, 2007

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 , **John Alvin Rhea** 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 **Robert Leslie Rhea** , 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 28th day of August, 2006

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

Notary Public

My Commission Expires:_____

EXHIBIT "B"

To

Warranty Deed

FROM: John Alvin Rhea and Donald Walter Rhea Sr. and Robert Leslie Rhea and Terry Eugene Rhea

TO: Melanie Vinson

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.

John Alvin Rhea, Affiant

Sworn to and subscribed before me this

28th day of August, 2006

Notary Public

My Commission Expires:_____

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

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 , **John Alvin Rhea** 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 **Terry Eugene Rhea** , 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 28th day of August, 2006

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 21, 2007

Notary Public

My Commission Expires:_____

EXHIBIT "C"
To
Warranty Deed

FROM: John Alvin Rhea and Donald Walter Rhea Sr. and Robert Leslie Rhea and Terry Eugene Rhea

TO: Melanie Vinson

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.

John Alvin Rhea, Affiant

Sworn to and subscribed before me this

28th day of August, 2006

Notary Public

My Commission Expires:_____

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TE

My Commission Expires JULY 21, 2