PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Parklane Building, Suite 109
5200 Maryland Way
Brentwood, TN 37027
Ph. (615) 507-2004 - Fax. 507-2002
E-mail: *main@wilkinsandivey.com*

Davidson County DEEDWARR
Recvd: 10/03/06 13:53 3 pgs
Fees:18.00 Taxes:817.70
20061003-0122556

W & I Ref: Title No: 48249

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Steven Stoeppler Cindy Stoeppler 348 Blackman Road Nashville, Tennessee 37211	New Owner

TAX MAP-PARCEL NUMBERS: 14705001200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$221,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Charles S. Brown and spouse, Helen Brown**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Steven Stoeppler and spouse, Cindy Stoeppler** 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. 551 on the Plan of Section Fourteen, Caldwell Hall of record in Book 3300, page 77, Register's Office for said County to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Charles S. Brown and wife, Helen Brown by deed from The Kennedy Corp of record in Book 3466, page 13, 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 3300, Page 77, said Register's Office, which Plan shows a 40 foot minimum building setback line from Blackman Road, and 20 foot easement for public utility purposes along the broken rear line(s) of said lot; and a 10 foot utility and pedestrian easement located on the easterly line of said lot and a 20 foot sewer easement across the midsection of said lot and an easement for T.V.A. purposes along the easterly and northerly half of said lot.

Cindy Stoeppler is also known as Cynthia Stoeppler and Synthia Stoeppler.

This instrument is executed on behalf of Charles S. Brown and spouse, Helen Brown by Charles S. Brown, Jr. 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: 348 Blackman Road, 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 26th day of September, 2006 .

Charles S. Brown By: Charles S. Brown, Jr., Atty-in-Fact

Helen Brown By: Charles S. Brown, Jr., Atty-in-Fact

State of TENNESSEE
County of WILLIAMSON

On this 26th day of September, 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.

DEBORAH GAIL JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 23, 2009

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: $221,000.00

Affiant

Sworn and subscribed before me this 27th day of September, 2006

My Commission Expires: 7-24-10

Notary Public

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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 , **Charles S. Brown, Jr.** 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 **Charles S. Brown and spouse, Helen Brown** , 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 26th day of September, 2006

DEBORAH GAIL JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

My Commission Expires MAY 23, 2009

EXHIBIT "A"
To
Warranty Deed

FROM: Charles S. Brown and spouse, Helen Brown

TO: Steven Stoeppler and spouse, Cynthia Stoeppler

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.

Charles S. Brown, Jr., Affiant

Sworn to and subscribed before me this

26th day of September, 2006

DEBORAH GAIL JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

My Commission Expires MAY 23, 2009