PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

W & I Ref: Title No: 48320

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 11/20/06 13:55 3 pgs
Fees:18.00 Taxes:1332.00
20061120-0143776

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Benjamin T. Patton 6012 Cargile Road Nashville, Tennessee 37205	SAME

TAX MAP-PARCEL NUMBERS: 11613005800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$360,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **W. Robert Selph and spouse, Frances L. Selph**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Benjamin T. Patton** 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. 40 on the Plan of Harding Park of record in Book 2331, page 120 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 W. Robert Selph and wife, Frances L. Selph by deed from John Burke Hardin and wife, Laetitia W. Hardin of record in Book 5052, page 759, 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 2007, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 2331 Page 120, said Register's Office, which Plan shows a 50 foot minimum building setback line from Sedberry Road and from Cargile Road.

This instrument is executed on behalf of W. Robert Selph by Frances L. Selph 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. W. Robert Selph and Walter R. Selph are one in the same person.

This is improved property, known as: 6012 Cargile Rd., 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 15th day of November, 2006 .

W. Robert Selph by Frances L Selph, Atty in Fact — Frances L. Selph

W. Robert Selph By:Frances L. Selph, Atty-in-Fact — Frances L. Selph

State of TENNESSEE

County of DAVIDSON

On this 15th day of November, 2006, before me the undersigned authority, personally appeared **Frances L. Selph**, 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 My Commission Expires JULY 21, 2007

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $360,000.00

Affiant

Sworn and subscribed before me this 15th day of November, 2006

Notary Public

My Commission Expires: 3/20/2010

DEBORAH H. BERRIE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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 , **Frances L. Selph** 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 **W. Robert Selph** , 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 15th day of November, 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: W. Robert Selph and spouse, Frances L. Selph

TO: Benjamin Patton

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.

Frances L. Selph
Frances L. Selph, Affiant

Sworn to and subscribed before me this 15th day of November, 2006

Notary Public

My Commission Expires:

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

My Commission Expires JULY 21, 2007