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: 48261

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 12/06/06 10:57 3 pgs
Fees:18.00 Taxes:1368.63
20061206-0150715

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Mark Kroll 824 Holt Grove Court Nashville, Tennessee 37211	FIRST HORIZON HOME LOAN CORPORATION D/B/A/ FIRST TENNESSEE HOME LOANS 103 CONTINENTAL PLACE, SUITE 300 BRENTWOOD, TN 37027

TAX MAP-PARCEL NUMBERS: 180030A09100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$369,900.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Damon B. Work and spouse, Melissa L. Work,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Mark Kroll** 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. 68 on the Plan of Stone Creek Park, Section 2B of record in Book 9700, Page 266 amended in Book 9700, Pages 793 and 794 Register's Office for said County.

SAID Lot No. 68 fronts 66.82 feet on the broken northerly margin of Holt Grove Court and extends back 141.70 feet on the easterly and 138.81 feet on the westerly line to a dead line in the rear, measuring 119.56 feet thereon.

BEING the same property conveyed to Damon B. Work and wife, Melissa L. Work by deed from Drees Premier Homes, Inc., formerly known as Drees Preferred Collection, Inc. an Ohio corporation of record in Instrument No. 20010906-0096717 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 Book 9700, Page 266 amended in Book 9700, Pages 793 and 794 said Register's Office, which Plan shows a 20 foot minimum building setback line from Holt Grove Court, and 20 foot easement for public utility and drainage purposes along the broken front line of said lot; and a 10 foot easement for public utility and drainage purposes along the rear line of said lot; The Declaration of Covenants, Conditions and Restrictions of record in Book 10324, Page 365 and in Instrument No. 20010719-0076875, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This instrument is executed on behalf of Melissa L. Work by Damon B. Work 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: 824 Holt Grove Court, 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 30th day of November, 2006 .

Damon B. Work

Melissa L. Work By: D B Atty-in-Fact

Melissa L. Work By:Damon B. Work, Atty-in-Fact

State of TENNESSEE
County of DAVIDSON

On this 30th day of November, 2006 , before me the undersigned authority, personally appeared **Damon B. Work**, 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.

My Commission Expires JULY 21, 2007

Notary

State of TENNESSEE
County of DAVIDSON

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $369,900.00

Affiant

Sworn and subscribed before me this 30th day of November, 2006

My Commission Expires July 21, 2007

KIM L. HOWELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Notary Public

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 , **Damon B. Work** 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 **Melissa L. Work** , 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 30th day of November, 2006

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

Notary Public

My Commission Expires:

My Commission Expires JULY 21, 2007

EXHIBIT "A"

To

Warranty Deed

FROM: Damon B. Work and Melissa L. Work

TO: Mark Andrew Kroll

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.

Damon B. Work, Affiant

Sworn to and subscribed before me this 30th 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