PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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W & I Ref:dm Title No: 48422

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 01/31/07 13:37 3 pgs
Fees:18.00 Taxes:956.45
20070131-0012914

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
James W. Busby Charlotte P. Busby 4400 Belmont Park Terrace, #177 Nashville, Tennessee 37215	Bancorpsouth Mortgage 2778 West Jackson Street Building C Tupelo, Mississippi 38801

TAX MAP-PARCEL NUMBERS: 131030C17700CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$258,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Joy Austin Ditchey, Amy Austin Roberts, and Lee Austin Young**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James W. Busby and spouse, Charlotte P. Busby** 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 Building Site No. 177 on the Plan of Arden Place Section VI of record in Plat Book 4955, page 69 (erroneously referred to as page 60 in prior conveyance) Register's Office for said County to which Plan reference is hereby made for more complete description.

Being the same property conveyed to Kay W. Morss by deed from Sue Wagner Goodwin, unmarried of record in Doc. No. 20010417-0037477 Register's Office for said County. The said Kay W. Morss died, unmarried and testate, by Will of record in Case No. 07-P-00011 Warren District/Circuit Court for The Commonwealth of Kentucky, the said Kay W. Morss devised all of her interest in subject property to Joy Austin Ditchey, Amy Austin Roberts, and Lee Austin Young. In order to establish Muniment of Title to subject property, said Will was filed in the Probate Court Clerks Office for Davidson County, Tennessee in an Ancellary Probate No. 07P190. Kay W. Morss and Jean Kay Weber Austin Morss are one and the same person.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2007, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 4955, Page 69, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan and record thereof are incorporated herein and made a part hereof by reference. The Declaration of Covenants, Conditions and Restrictions of record in Book 4754, page 455, Book 4819, page 564, Book 4916, page 277, Book 5019, page 942, Book 5091, page 66, Book 5129, page 120, 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 Joy Austin Ditchey and Amy Austin Roberts by Lee Austin Young 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: 4400 Belmont Park Terrace, #177, Nashville, Tennessee 37215

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 January, 2007 .

Lee Austin Young, Executrix and individually by Austin Ditchey, by Lee Austin Young, Atty-in-Fact

Lee Austin Young, Executrix and individually

Joy Austin Ditchey, by Lee Austin Young, Atty-In-Fact

Amy Austin Roberts, by Lee Austin Young, Atty-in-Fact

Amy Austin Roberts, by Lee Austin Young, Atty-in-Fact

State of TENNESSEE

County of DAVIDSON

On this 30th day of January, 2007 , before me the undersigned authority, personally appeared Lee Austin Young, 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

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $258,500.00

Affiant

Sworn and subscribed before me this 30th day of January, 2007

My Commission Expires: CHRISTY W. IVEY 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 , **Lee Autin Young** 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 Joy Austin Ditchey and Amy Austin Roberts , 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 January, 2007

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

Notary Public

My Commission Expires:_____

EXHIBIT "A"
To
Warranty Deed

FROM: Estate of Jean Kay Weber Austin Morss, Lee Austin Young, Executrix

TO: James W. Busby and spouse, Charlotte P. Busby

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.

Lee Austin Young
Lee Austin Young, Affiant

Sworn to and subscribed before me this 30th day of January, 2007

Notary Public

My Commission Expires:_____

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