PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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W & I Ref: Title No: 48528

Dav. Co. File: Box 8

JACK CASE WILSON TITLE ASSOCIATES, LLC
3931-A GALLATIN PIKE
NASHVILLE, TN 37216
D-0984

Davidson County DEEDWARR
Recvd: 04/11/07 12:39 3 pgs
Fees:18.00 Taxes:1161.80
20070411-0043378

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Michael A. Roddick 1202 Woodland St. Nashville, TN 37206	Same

TAX MAP-PARCEL NUMBERS: 11612002900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$314,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mary M. DuBois and Margaret Nan Dowling ,as the heirs at Law of Herbert Taylor McEachin,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Michael A. Roddick ,married** 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. 1 of Block "E" on the Map of Woodmont Lane Homesites of record in Book 1130, page 13, 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 H. Taylor McEachin by deed from Deaderick H. McCracken and Mark L. Kiser of record in Book 6140, page 176, said Register's Office for Davidson County, Tennessee. The said H. Taylor McEachin has since died on December 10, 2006. By Order Granting Letters of Administration of record in Docket No. 06P-2036 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Mary M. DuBois and Margaret Nan Dowling were established as the heirs at Law of Herbert Taylor McEachin.

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 1130, Page 13, said Register's Office, which Plan shows a 30 foot minimum building setback line from Auburn Lane, and a 10 foot easement for public utility purposes along the southeasterly side line of said lot; Grant of Easement of record in Book 10887, page 757, said Register's Office.

This instrument is executed on behalf of Mary M. DuBois and Margaret Nan Dowling by Thomas H. Ware 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: 3701 Woodmont Lane, 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 2nd day of April, 2007 .

Mary M. DuBois by Thomas H Ware, POA

Mary M. DuBois, Heir-at Law of the Estate of Herbert Taylor McEachin a/k/a H. Tarylor McEachin by Thomas H. Ware, Attorney-in-fact

Margaret Nan Dowling by Thomas H Ware POA

Margaret Nan Dowling, **Heir-at Law of the Estate of Herbert Taylor McEachin a/k/a H. Tarylor McEachin by Thomas H. Ware, Attorney-in-fact**

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: $314,000.00

Thomas H Ware

Affiant

Sworn and subscribed before me this 2nd day of April, 2007

My Commission Expires:

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

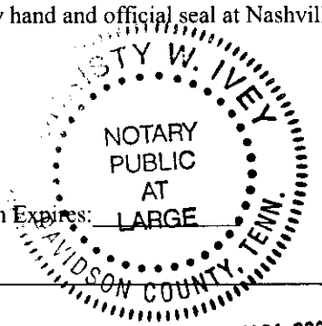
My Commission Expires JULY 21, 2007

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 , **Thomas H. Ware** 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 Mary M. Dubois and Margaret Nan Dowling, 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 2nd day of April, 2007



Notary Public

My Commission Expires: _____

EXHIBIT "A"
To
Warranty Deed

FROM: Mary M. DuBois and Margaret Nan Dowling ,as the heirs at Law of Herbert Taylor McEachin

TO: Michael A. Roddick ,married

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.

Thomas H. Ware, Affiant

Sworn to and subscribed before me this

2nd day of April, 2007

Notary Public

My Commission Expires: _____

