PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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Davidson County DEEDWARR
Recvd: 04/24/07 14:12 3 pgs
Fees:18.00 Taxes:769.60
20070424-0048887

W & I Ref: Title No: 48557

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Jennifer Hamm 1411 10th Avenue North Nashville, Tennessee 37208	CTX Mortgage Company, LLC 3100 McKinnon Dallas, TX 75201

TAX MAP-PARCEL NUMBERS: 08112037800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$208,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jan Pass and Minna Gioia**, hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Jennifer Hamm** 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. 130 on the Plan of McGavock's Town North Nashville of record in Book 21, Page 23 Register's Office for said County, to which Plan reference is hereby made for amore complete description.

BEING the same property conveyed to Minna Gioia and Jan Pass by deed dated April 14th, 2006 from Robert P. Ziegler and T. H. Bishop, Co-Executors of the Estate of Herman Lowenstein of record in Instrument No. 20060417-0043474 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; All matters shown on the Plan of recor4d in Book 21, Page 23, said Register's Office.

This is investment property, which was never used by either Grantor as a principal residence. Both Gantors currently maintain separate principal residence elsewhere.

This instrument is executed on behalf of Jan Pass by Minna Gioia 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: 1411 10th Avenue North, Nashville, Tennessee 37208

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 18th day of April, 2007.

Jan Pass by Minna Gioia, AIF
Jan Pass
By: Minna Gioia, Attorney-in-Fact

Minna Gioia
Minna Gioia

State of TENNESSEE
County of DAVIDSON

On this 18th day of April, 2007, before me the undersigned authority, personally appeared **Minna Gioia**, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

DEBRA M. SINN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: _____

My Commission Expires NOV. 24, 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: $208,000.00.

_____
Affiant

Sworn and subscribed before me this 18th day of April, 2007.

My Commission Expires: 7-24-10

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

_____
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, **Minna Gioia** 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 **Jan Pass**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of April, 2007.

DEBRA MANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: My Commission Expires NOV. 24, 2007

EXHIBIT "A"

To
Warranty Deed

FROM: Jan Pass and Minna Gioia

TO: Jennifer Hamm

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.

Minna Gioia, Affiant

Sworn to and subscribed before me this

18th day of April, 2007.

Notary Public

My Commission Expires: DEBRA MANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires NOV. 24, 2007