PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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W & I Ref: dm Title No: 48587

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 04/27/07 10:24 3 pgs
Fees:18.00 Taxes:2107.15
20070427-0050337

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
William Garth Kilburn Christina M. Kilburn 6002 Cargile Rd. Nashville, Tennessee 37205	Regions Bank DBA Regions Mortgage 2050 Parkway Office Circle Birmingham, AL 35244

TAX MAP-PARCEL NUMBERS: 116-13-0-056.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$569,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Michael L. McNally, Jr. and spouse, Patricia R. McNally**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **William Garth Kilburn and spouse, Christina M. Kilburn** 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. 42 on the Plan of Harding Park of record in Book 2331, page 120 Register's Office for said County.

Said Lot No. 42 fronts 149.0 feet on the northwesterly margin of Cargile Road and extends back 133.3 feet on the northeasterly line and 177.5 feet on the southwesterly line to a broken line in the rear, measuring 161.5 feet thereon.

Being the same property conveyed to Michael L. McNally, Jr., and wife, Patricia R. McNally by deed from James M. Woodard and Rebekah Woodard, husband and wife of record in Doc. No. 20050329-0033205, 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 2331 Page 120, said Register's Office, which Plan shows a 60 foot minimum building setback line from Cargile Road and a 10 foot easement for public utility purposes along the rear and easterly lines of said lot.

This instrument is executed on behalf of Patricia R. McNally by Michael L. McNally 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: 6002 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 26th day of April, 2007 .

Michael L. McNally, Jr.

Patricia R McNally by **Patricia R. McNally By:Michael L. McNally, Jr., Atty-in-Fact** AIF

State of TENNESSEE
County of DAVIDSON

On this 26th day of April, 2007 , before me the undersigned authority, personally appeared **Michael L. McNally, Jr.** , 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. INEY 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: $569,500.00

Affiant

Sworn and subscribed before me this 26th day of April, 2007

Notary Public

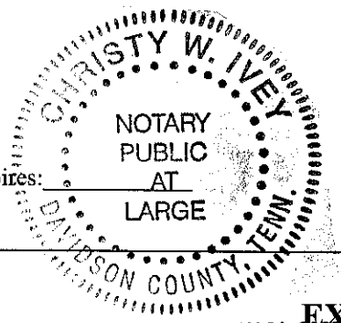
My Commission Expires: _____

PAMELA A. PHILLIPS Notary Public At Large DAVIDSON COUNTY, TENN.
My Commission Expires January 26, 2008

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 , **Michael L. McNally, Jr.** 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 **Patricia R. McNally** , 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 26th day of April, 2007



Notary Public

My Commission Expires:_____

EXHIBIT "A"
To
Warranty Deed

FROM: Michael L. McNally, Jr. and spouse, Patricia R. McNally

TO: William Garth Kilburn and spouse, Christina Kilburn

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.

Michael L. McNally, Jr., Affiant

Sworn to and subscribed before me this 26th day of April, 2007

Notary Public

My Commission Expires:_____

