jtc file 20528-2
Box 14A

PREPARED BY ([redacted]):

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W & I Ref: Title No: 48467

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 05/01/07 14:23 3 pgs
Fees:18.00 Taxes:2534.50
20070501-0051946

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
David G Simmons Cameron C. Simmons Jerry R. Bellar Jacqueline A. Bellar 5916 Sedberry Rd. Nashville, Tennessee 37205	**Merrill Lynch Credit Corporation** **P O Box 371458** **Pittsburgh, PA 15250-7548**

TAX MAP-PARCEL NUMBERS: 11609000800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$685,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James G. Thomas , unmarried and Paula D. Godsey , unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **David G Simmons and wife, Cameron C. Simmons, as to an 80% undivided interest, as tenants by the entirety, collectively referred to as "D&CS", and Jerry R. Beller and wife, Jacqueline A. Beller, as to a 20% undivided interest, as tenants by the entirety, collectively referred to as "J&JB, the interest of D&CS and J&JB, as they relate to each other, being held as tenants in common** 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 number 304 on the Plan of Hillwood Estates, Section 12, as of record in Book 2663, page 109, Register's Office for Davidson County, Tennessee.

Said Lot number 304 fronts 200 feet on the westerly side of Sedberry Road and extends back 247.9 feet on the northerly line and 246.1 feet on the southerly line to a dead line, measuring 200 feet thereon.

Being the same property conveyed to James G. Thomas and wife, Paula D. Godsey by deed from Andrew M. Loveman and Emily K. Kisber, Co-Executors under the will of Lucile A. Loveman, deceased of record in Book 10979, page 249 Register's Office for said County. The said James G. Thomas and Paul D. Godsey have since divorced.

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 Book 2663 Page 109, said Register's Office, which Plan shows a 100 foot minimum building setback line from Sedberry Road and a 10 foot easement for public utility purposes along the rear line(s).

This instrument is executed on behalf of James G. Thomas by Paula D. Godsey 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: 5916 Sedberry 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 30th day of April, 2007 .

James G. Thomas By:Paula D. Godsey, Atty-in-Fact

Paula D. Godsey

State of TENNESSEE
County of DAVIDSON

On this 30th day of April, 2007, before me the undersigned authority, personally appeared **Paula D. Godsey** , 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.

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

My Commission Expires: _____

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: $685,000.00

Affiant

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

My Commission Expires: 3/22/09

Notary Public

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

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 , **Paula D. Godsey** 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 **James G. Thomas** , 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 April, 2007

Notary Public

My Commission Expires:

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

EXHIBIT "A"
To
Warranty Deed

FROM: James G. Thomas , unmarried Paula D. Godsey , unmarried

TO: David G Simmons and spouse, Cameron C. Simmons and Jerry R. Beller and spouse, Jacqueline A. Beller

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.

Paula D. Godsey

Paula D. Godsey, Affiant

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

Notary Public

My Commission Expires:

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

My Commission Expires JULY 21, 2007