PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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W & I Ref: dm Title No: 48529

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 05/04/07 14:07 3 pgs
Fees:18.00 Taxes:1243.20

20070504-0053930

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Mary Alice Kirchdoerffer 1537 Harding Place Nashville, Tennessee 37215	SAME

TAX MAP-PARCEL NUMBERS: 13110002200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$336,000.00** , 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 O'Brien Joyce****, **unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Mary Alice Kirchdoerffer, unmarried** 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. 128 on the Plan of Section Two Seven Hills of record in Book 2663, page 40 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 Paul A. Joyce and Mary O'Brien Joyce by deed from M.A. Randall and wife, Winnifred M. Randall of record in Book 3613, page 235 Register's Office for said County. The said Paul A. Joyce has since died.

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 2663 Page 40, said Register's Office, which Plan shows a 100foot minimum building setback line from Harding Place and a 10 foot easement for public utility purposes along the westerly side and rear lines of said lot.

This instrument is executed on behalf of Mary O'Brien Joyce by Michael Joyce 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: 1537 Harding Place, 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.

** Mary O'Brien Joyce and Mary Jeannette Joyce are one in the same person.

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 .

Mary O'Brien Joyce by Michael Joyce

Mary O'Brien Joyce By: Michael Joyce, Atty-in-Fact

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 Joyce** 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 O'Brien Joyce** , 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

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

Notary Public

My Commission Expires: _____

State of TENNESSEE

County of DAVIDSON

My Commission Expires JULY 21, 2007

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $336,000.00

Affiant

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

KATHY SNIDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 22, 2010

Notary Public

My Commission Expires: _____

EXHIBIT "A"
To
Warranty Deed

FROM: Mary O'Brien Joyce , unmarried

TO: Mary Alice Kirchdoerffer

State of Tennessee
County of Davidson

A F F I D A V I T

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 Joyce, Affiant

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

Notary Public

My Commission Expires:_____

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007