PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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W & I Ref: dm Title No: 48563

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 05/08/07 14:39 3 pgs
Fees:18.00 Taxes:74.00
20070508-0055348

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Margaret H Herbison 614 Confederate Cr Old Hickory, Tennessee 37138	SAME

TAX MAP-PARCEL NUMBERS: 08301031600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$20,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Wesley Carson Hazelwood, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Margaret H Herbison, 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. 2 on the Plan of Grissim and Blackman's Subdivision of Lots Nos. 2, 3, and 4 in Greenway Subdivision, as of record in Book 974, page 12, Register's Office for Davidson County, Tennessee.

Said Lot No. 2 fronts 50 feet on the southerly side of Greenwood Avenue and runs back between parallel lines 140 feet to a dead line.

Being the same property conveyed to Mrs. Nellie H. Hendricks by deed from Norman E. Briley, Sr., and wife, Virginia Briley, of record in Book 1717, page 159, said Register's Office. The said Mrs. Nellie H. Hendricks has since died. The Last Will and Testament of Mrs. Nellie H. Hendricks of record in Docket No. 73384, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, devised subject property to Adelaide Hendricks Hazelwood, Emily Hendricks Burge and Margaret Hendricks Herbison. The said Adelaide Hendricks Hazelwood has since died. By affidavit of Heirship of record in Book 10351, page 354, said Register's Office, Margaret Hendricks Herbison, Emily Hendricks Burge and Wesley C. Hazelwood were established as the heirs at law of Mrs. Nellie Hendricks and Adelaide Hendricks Hazelwood. The said Emily Hendricks Burge has since died. The Last Will and Testament of Emily H. Burge of record in Docket No. 02P-1673, in the Seventh Circuit Court for Davidson County, Tennessee, devised subject property to Margaret Herbison.

Leslie Hazelwood, spouse of Wesley Carson Hazelwood, joins in this conveyance solely to convey any and all marital interest she may have in subject property.

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; All Matter shown on the Plan, with Owner's Certificate, of record in Plat Book 974 Page 12, said Register's Office.

This instrument is executed on behalf of Leslise Hazelwood by Wesley Carson Hazelwood 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: 1310 E. Greenwood Ave, Nashville, Tennessee 37206

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 7th day of May, 2007 .

Wesley Carson Hazelwood
Wesley Carson Hazelwood

Leslie Hazelwood
Leslie Hazelwood
by Wesley Carson Hazelwood
atty-in-fact

State of TENNESSEE
County of DAVIDSON

On this 7th day of May, 2007 , before me the undersigned authority, personally appeared Wesley Carson Hazelwood, 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. IVEY 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: $20,000.00

Margaret A. Hudson
Affiant

Sworn and subscribed before me this 7th day of May, 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 , **Wesley Carson Hazelwood** 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 **Leslie Hazelwood**, 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 7th day of May, 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: Wesley Carson Hazelwood

TO: Margaret H Herbison

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.

Wesley Carson Hazelwood, Affiant

Sworn to and subscribed before me this 7th day of May, 2007.

Notary Public

My Commission Expires:_____

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

My Commission Expires JULY 21, 2007