This Instrument Prepared By:
Lee & Lee Attorneys, PC
109 East Gay Street
Lebanon, Tennessee 37087

L&L#8199

SEND TAX BILL TO:
Mortgagee

ADDRESS NEW OWNER:
Nell Fuqua
119 Spring Valley Road
Nashville, Tennessee 37214

MAP **95**
GROUP
PARCEL **206.00**

MORTGAGEE:
Lumina Mortgage Co., Inc.
219 Racine Drive, Suite A
Wilmington, NC 28403

Davidson County DEEDWARR
Recvd: 05/24/07 10:46 3 pgs
Fees:18.00 Taxes:736.30
20070524-0061924

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jon Marc Laird and wife, Julia Yundt Laird** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **Nell Fuqua**, hereinafter called the GRANTEE, her heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land located in the 3rd Civil District of Davidson County, Tennessee, being more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being part of Lot No. 33, on the plan of Bluefields, as shown on plat of record in Book 843, page 16, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Beginning at a point in the easterly margin of Spring Valley Road, 10 feet south of the corner of Lots Nos. 33 and 34; thence easterly parallel to the line between said lots and 10 feet south of the same, 205 feet to a point; thence southerly 80 feet to a point; thence westerly 225 feet to the easterly margin of Spring Valley Road; thence with the margin of the same, northerly 120 feet to the beginning.

Being the same property conveyed to Jon Marc Laird and wife, Julia Yundt Laird, husband and wife by deed from Willett R. Holman, Jr., and Amy S. Holman, husband and wife dated February 28, 2000, of record in Instrument No. 20000303-0021512, and re-recorded in Instrument No. 20000425-0040759, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of one or more of the Grantors by virtue of a written Power of Attorney of record in Instrument #20070524.0061923 Register's Office for Davidson County, Tennessee.

Jon Laird and Jon Marc Laird are one and the same person. Julia Laird and Julia Yundt Laird are one and the same person.

This is improved property known as 119 Spring Valley Road, Nashville, Tennessee 37214. Possession is to be given on May 21, 2007.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, her heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 21st day of May, 2007.

Jon Marc Laird by Julia Laird, as attorney in fact
Jon Marc Laird, by Julia Laird, as attorney-in-fact

Julia Yundt Laird
Julia Yundt Laird

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Julia Yundt Laird**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 21st day of May, 2007.

NOTARY PUBLIC

J.C. ROSS NOTARY PUBLIC STATE OF TENNESSEE

My Commission Expires: 4.28.08

STATE OF TENNESSEE
COUNTY OF WILSON

On this 21st day of May, 2007, before me personally appeared Julia Laird, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Jon Marc Laird as his attorney in fact, pursuant to the power of attorney recorded in Record Book ✱___, page _____, Register's Office for Wilson County, Tennessee, and acknowledged that she executed the same as the free act and deed of Jon Marc Laird as his attorney in fact.

✱ 20070524-0061923

NOTARY PUBLIC

J.C. ROSS NOTARY PUBLIC STATE OF TENNESSEE

My Commission Expires: 4.28.08

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is **$199,000.00**.

AFFIANT

Subscribed and sworn to before me on this 21st day of May, 2007.

NOTARY PUBLIC

J.C. ROSS NOTARY PUBLIC STATE OF TENNESSEE

My Commission Expires: 4.28.08

AFFIDAVIT

STATE OF TENNESSEE

COUNTY OF WILSON

This day appeared before me, a Notary Public in for the jurisdiction aforesaid, Julia Laird who made oath as follows:

1. That by appointments dated May 15, 2007, which are recorded in the Register's Office, for Wilson County, Tennessee, prior to the recordation of this instrument, he/she was appointed as attorney in fact for Jon Laird ("Principal") for the purposes set out therein.

2. That the said Principal(s) is alive at the time of the execution of the Security Instrument in their behalf to which this affidavit is attached and any other loan documents, and further that he/she has not, or had not, at the time of doing any act pursuant to the powers of attorney, received actual knowledge or actual notice of the revocation or termination of the powers of attorney, by death, disability or otherwise, or notice of any facts indicating the same.

Given under my hand this 21st day of May, 2007.

Julia Laird
Affiant

STATE OF TENNESSEE]
]ss.
COUNTY OF WILSON]

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named Julia Laird, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes contained herein.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 21st day of May, 2007.

NOTARY PUBLIC

J.C. ROSS NOTARY PUBLIC STATE OF TENNESSEE

My Commission Expires: 4.28.08