PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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Davidson County DEEDWARR
Recvd: 06/01/07 13:45 3 pgs
Fees:18.00 Taxes:1412.27
20070601-0065277

W & I Ref: dm Title No: 48675

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Phillip A Warren, Jr. 705 Wesleywood Drive Nashville, Tennessee 37205	Regions Bank d/b/a Regions Mortgage Dept. 2520, P.O. Box 2153 Birmingham, AL 35287-2520

TAX MAP-PARCEL NUMBERS: 11503010400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$381,695.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Robert E. Tolleson, Jr., married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Phillip A Warren, Jr., 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. 44 on the Plan of Crest Meade Section I of record in Book 2331, page 153 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 Robert E. Tolleson, Jr., unmarried by deed from Shari Kay Hunter, unmarried of record in Doc. No. 20011231-0145049, Register's Office for said County.

Ansley H. Tolleson, spouse of Robert E. Tolleson, Jr., joins in this conveyance solely to convey any and all marital interest she may have in subject property.

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 153, said Register's Office, which Plan shows a 60 foot minimum building setback line from Wesleywood Drive and a 10 foot easement for public utility purposes along the broken rear and northerly side line(s).

This instrument is executed on behalf of Ansley H. Tolleson by pursuant to a Power of Attorney executed by her on the 30thday of May, 2007, of record in Instrument No. 20070601-0065276, Register's Office for Davidson, County, Tennessee. 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: 705 Wesleywood Dr., 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 this30th day of May, 2007 .

Robert E. Tolleson, Jr.

Ansley H. Tolleson, by Robert E. Tolleson, Jr.,
Atty-In-Fact
Atty-in-Fact

State of Tennessee

County of Davidson

On this 30th day of May, 2007, before me the undersigned authority, personally appeared Robert E. Tolleson, 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.

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

My Commission Expires: My Commission Expires JULY 21, 2007

Notary

State of Tennessee

County of ~~Davidson~~ Williamson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $381,695.00

Affiant

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

Notary Public

My Commission Expires: 1/24/2009

KELLY A. GADKE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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 ,Robert E. Tolleson, 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 Ansley H. Tolleson, 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 May, 2007

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

Notary Public

My Commission Expires:

My Commission Expires JULY 21, 2007

EXHIBIT "A"
To
Warranty Deed

FROM: Robert E. Tolleson, Jr., married

TO: Phillip A Warren, Jr.

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.

, Affiant

Sworn to and subscribed before me this 30th 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