RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

PREPARED BY

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

Davidson County DEEDWARR
Recvd: 08/06/07 11:29 3 pgs
Fees:18.00 Taxes:1628.00
20070806-0093275

W & I Ref: Title No: 48834

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Laura H. Romersa 2218 29th Ave. South Nashville, Tennessee 37212	SunTrust Mortgage, Inc. 201 4th Avenue, North 7th Floor Nashville, TN 37215

TAX MAP-PARCEL NUMBERS: 10414009600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$440,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Thomas G. McConnell and spouse, Lisa A. Goehring**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Laura H. Romersa** 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 the northerly 50 feet of Lots No. 64 and 65 on the Plan of Bransford Realty Co.'s Subdivision of Westmoreland Place of record in Plat Book 421, page 16, Register's Office for Davidson County, Tennessee.

Said property fronts 50 feet on the easterly margin of 29th Avenue South and extends back between parallel lines, with the southerly margin of a 15 foot alley, 140 feet to a dead line.

Being the same property conveyed to Thomas G. McConnell and Lisa A. Goehring by deed from Roger Hendrix and Bobby W. Pitcock of record in Doc. No. 20030528-0071939 dated and executed on May 22, 2003 and recorded on May 28, 2003 in the Register's Office for Davidson County, Tennessee.

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 Matters shown on the Plan, with Owner's Certificate, of record in Book 421 Page 16, said Register's Office.

This instrument is executed on behalf of Thomas G. McConnell by Jacquie Jenkins pursuant to a Power of Attorney executed by him on the 1st day of August, 2007, of record in Instrument No. 20070806009327 3 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 instrument is executed on behalf of Lisa A. Goehring by Jacquie Jenkins pursuant to a Power of Attorney executed by her on the 1st day of August, 2007 of record in Instrument No. 20070806009 3274 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: 2218 29th Ave South, Nashville, Tennessee 37212

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 3rd day of August, 2007 .

Thomas G. McConnell By: Jacquie Jenkins Lisa A. Goehring by: Jacquie Jenkins

Thomas G. McConnell By:Jacquie Jenkins, Atty-in-Fact **Lisa A. Goehring By:Jacquie Jenkins, Atty-in-Fact**

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: $440,000.00

Affiant

Sworn and subscribed before me this 3rd day of August, 2007

Notary Public

My Commission Expires: 03.22.2008

JASON CHAFFIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

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 , **Jacquie Jenkins** 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 **Thomas G. McConnell and Lisa A. Goehring** , 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 3rd day of August, 2007

DEBORAH GAIL JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

My Commission Expires MAY 23, 2009

EXHIBIT "A"

To
Warranty Deed

FROM: Thomas G. McConnell and spouse, Lisa A. Goehring

TO: Laura H. Romersa

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.

Jacquie Jenkins, Affiant

Sworn to and subscribed before me this 3rd day of August, 2007

DEBORAH GAIL JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires:

My Commission Expires MAY 23, 2009