Recd & Return to
VICTORY TITLE & ESCROW, LLC
695 President Pl., Ste 203
Smyrna, TN 37167
VT0770852

PREPARED BY (AND RETURN TO):

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*

W & I Ref: Title No: 48859

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 08/21/07 11:20 3 pgs
Fees:18.00 Taxes:695.08
20070821-0100022

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Tommie Kay Gatlin 1504 Harwood Drive Nashville, Tennessee 37206	Community First Bank & Trust 5015. James Campbell Blvd. Columbia, TN 38401

TAX MAP-PARCEL NUMBERS: 07216013200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$187,860.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James L. Holder and spouse, Melinda W. Holder**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Tommie Kay Gatlin** 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. 10 on the Plan of Part Two, Porter Heights of record in Book 1424, page 79, Register's Office for said County.

Said Lot No. 10 fronts 70 feet on the westerly margin of Harwood Drive and extends back between parallel lines 200 feet to a dead line in the rear, measuring 70 feet thereon.

Being the same property conveyed to James L. Holder and wife, Melinda W. Holder by deed from Keith A. Colley, a widower, of record in Doc. No. 20051107-0134866, dated and executed on October 28, 2005 and recorded on November 7, 2005 in the Register's Office for Davidson County, Tennessee.

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 Plat Book 1424 Page 79, said Register's Office, which Plan shows a 40 foot minimum building setback line from Harwood Drive and a 10 foot easement for public utility purposes along the rear line(s) of said lot; Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, by instrument of record in Book 4121, page 431, said Register's Office.

This instrument is executed on behalf of Melinda W. Holder by James L. Holder pursuant to a Power of Attorney executed by her on the 31st day of July, 2007, of record in Instrument No. 20070821 0100021 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: 1504 Harwood Drive, 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 17th day of August, 2007 .

James L. Holder

Melinda W. Holder By:James L. Holder, Atty-in-Fact
Attorney in Fact

State of TENNESSEE
County of DAVIDSON

On this 17th day of August, 2007 , before me the undersigned authority, personally appeared **James L. Holder** , 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 STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY **My Commission Expires May 2, 2011**

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: $187,860.00

Affiant

Sworn and subscribed before me this 17th day of August, 2007

My Commission Expires: GAIL B. VICTORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires OCT. 24, 2010

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 , **James L. Holder** 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 **Melinda W. Holder** , 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 17th day of August, 2007

Notary Public

My Commission Expires: CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 2, 2011

EXHIBIT "A"

To
Warranty Deed

FROM: James L. Holder and spouse, Melinda W. Holder

TO: Tommie Kay Gatlin

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.

James L. Holder, Affiant

Sworn to and subscribed before me this

17th day of August, 2007

Notary Public

My Commission Expires: CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 2, 2011