PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref: dm Title No: 48865

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 08/28/07 14:49 3 pgs
Fees:18.00 Taxes:3274.50
20070828-0103347

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Teresa Perry Crase Edward Cody Crase 3817 Central Ave. Nashville, Tennessee 37205	First Tennessee Home Loans 2525 West End Avenue Suite 400 Nashville, Tennessee 37203

TAX MAP-PARCEL NUMBERS: 10312027400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$885,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Scott W. Hartnell, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Teresa Perry Crase and spouse, Edward Cody Crase** 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. 206 on the Plan of Richland Realty Company's Second Subdivision, Division "B" of record in Book 332, page 92 Register's Office for said County.

Said Lot no. 206 fronts 50 feet on the southerly margin of Central Avenue and extends back between parallel lines and 192.5 feet to an alley.

Being the same property conveyed to Scott W. Hartnell, unmarried by deed from West End Homes, LLC, of record in Doc. No. 20051229-0155957 dated and executed on December 19, 2005 and recorded on December 29, 2005 in the Register's Office for Davidson County, Tennessee.

Lisa Hartnell, spouse of Scott W. Hartnell, 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 Matters shown on the Plan, with Owner's Certificate, of record in Book 332 Page 92, said Register's Office.

This instrument is executed on behalf of Scott W. Hartnell by Jase Patrick Renneke pursuant to a Power of Attorney executed by him on the 21st day of August, 2007 of record in Instrument No 20070828-0103345 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 Hartnell by Jase Patrick Renneke pursuant to a Power of Attorney executed by him on the 21st day of August, 2007 of record in Instrument No 20070828-0103346 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: 3817 Central Avenue, 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 this 24th day of August, 2007 .

Scott W. Hartnell by Jase Patrick Renneke
Scott W. Hartnell By:Jase Patrick Renneke, Atty-in-Fact
atty-in-fact

Lisa Hartnell by: Jase Patrick Renneke
Lisa Hartnell By:Jase Patrick Renneke, Atty-in-Fact
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: $885,000.00

Affiant

Sworn and subscribed before me this 24th 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

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 , **Jase Patrick Renneke** 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 **Scott W. Hartnell** and **Lisa Hartnell**, 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 24th day of August, 2007

Notary Public

My Commission Expires: My Commission Expires May 2, 2011

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

EXHIBIT "A"
To
Warranty Deed

FROM: Scott Hartnell, married

TO: Teresa Perry Crase and spouse, Edward Cody Crase

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.

Jase Patrick Renneke, Affiant

Sworn to and subscribed before me this 24th 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