PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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Davidson County DEEDWARR
Recvd: 09/12/07 09:22 3 pgs
Fees:18.00 Taxes:780.70
20070912-0109229

W & I Ref: Title No: 48877

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Theresa R. Bennett 7424 Harrow Drive Nashville, Tennessee 37221	Market Street Mtg Corp 9001 Airport Freeway Ste 120 Fort Worth Tx 76180

TAX MAP-PARCEL NUMBERS: 14202008100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$211,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Janet K. Carell, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Theresa R. Bennett** 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, being Lot No. 124 of the Plan of Cross Timbers Section 3 of record in Book 4175, page 21, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Janet K. Carell by deed from Ava D. Dininvey unmarried by deed of record in Book 10831, page 73, dated and executed on March 6, 1998 and recorded on March 10, 1998 in the Register's Office for Davidson County, Tennessee.

James W. Carell spouse of Janet K. Carell joins in this conveyance for the sole purpose of conveying any and marital rights 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 Plat Book 4175 Page 21, said Register's Office, which Plan shows a 40 foot minimum building setback line from Harrow Drive and a 10 foot easement for public utility and drainage easement purposes.

*20070912-0109229

This instrument is executed on behalf of Janet K. Carell and James W. Carell by Paula Burtch pursuant to a Power of Attorney executed by her/him/them on the 7th day of August, 2007, of record in Instrument No. *_____, 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: 7424 Harrow Drive, Nashville, Tennessee 37221

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 21st day of August, 2007 .

Janet K. Carell By Paula Burtch AIF — James W. Carell By Paula Burtch AIF

Janet K. Carell By:Paula Burtch, Atty-in-Fact **James W. Carell By:Paula Burtch, 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: $211,000.00

Affiant

Sworn and subscribed before me this 21st day of August, 2007

Notary Public

My Commission Expires: 5-24-2008

REGINA E. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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 , **Paula Burtch** 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 **Janet K. Carell and James W. Carell**, 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 21st day of August, 2007

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires May 2, 2011

Notary Public

My Commission Expires:_____

EXHIBIT "A"

To
Warranty Deed

FROM: Janet K. Carell and spouse,

TO: Theresa R. Bennett

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.

Paula Burtch, Affiant

Sworn to and subscribed before me this

21st 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