PREPARED BY (AND RETURN TO):

**WILKINS & IVEY**
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W & I Ref: Title No: 49026

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 11/26/07 14:18 3 pgs
Fees:18.00 Taxes:514.30
20071126-0137207

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Marcius Glass<br>Ira J. Glass<br>1140 Pin Oak Drive<br>Antioch, Tennessee 37013 | Regions Bank DBA AmSouth Bank<br>2050 Parkway Office Circle<br>Birmingham, Alabama 35244 |

**TAX MAP-PARCEL NUMBERS:** 164160A00900CO

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$139,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Walter J. Jung ,married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Marcius Glass and Ira J. Glass** 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. 154 on the Plan of Section Two, Meadow Woods of record in Doc. No. 200003090024168, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Walter J. Jung by deed from Deutsche Bank Trust Company Am of record in Doc. No. 20061011-0126469, dated and executed on September 13, 2006 and recorded on October 11, 2006 in the Register's Office for Davidson County, Tennessee.

Tresha Jung spouse of Walter J. Jung joins in this conveyance for the sole purpose of conveying any and all marital interest in subject property.

**Description Reference:** Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2008, and subsequent years; The Plan, with Owner's Certificate, of record in Doc. No. 200003090024168, said Register's Office, to which plan reference is hereby made for a more complete description; Restrictive Covenants of record in Doc. No. 20000524-0051988 and Doc. No. 20010911-0098356, said Register's Office

This instrument is executed on behalf of Tresha by Walter J. Jung pursuant to a Power of Attorney executed by her/him/them on the 18th day of November, 2007, of record in Instrument No. 200711260137205 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: 1140 Pin Oak Drive, Antioch, Tennessee 37013**

**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 20th day of November, 2007 .

Walter J. Jung

Tresha Jung By: Walter J. Jung, Atty in fact

**State of** LOUISIANA
**County of** EAST BATON ROUGE

On this 20th day of November, 2007 , before me the undersigned authority, personally appeared **Walter J. Jung** , 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: at death

Notary

Bartley P. Bourgeois
Bar Roll #26806

**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: $139,000.00

Affiant

Sworn and subscribed before me this 20th day of November, 2007

Notary Public

My Commission Expires: 3-20-2010

State of LOUISIANA
County of EAST BATON ROUGE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named , **Walter J. Jung** 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 , 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 20th day of November, 2007

Tresha Jung

Notary Public

My Commission Expires

Bartley P. Bourgeois
Bar Roll #26606

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**EXHIBIT "A"**
**To**
**Warranty Deed**

**FROM: Walter J. Jung ,married**

**TO: Marcius Glass and Ira J. Glass**

State of LOUISIANA
County of EAST BATON ROUGE

## 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.

**Walter J. Jung, Affiant**

Sworn to and subscribed before me this
November, 2007

Notary Public

My Commission Expires:

Bartley P. Bourgeois
Bar Roll #26606