PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref: Title No: 49055

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 12/21/07 11:35 3 pgs
Fees:18.00 Taxes:1794.50
20071221-0146528

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Robert T. Wargny 1702 Stokes Lane Nashville, Tennessee 37215	Community First Bank & Trust 9045 Carothers Parkway Franklin, TN 37067

TAX MAP-PARCEL NUMBERS: 11707006500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **William L. Parker Jr and spouse, Shara Sue Parker**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Robert T. Wargny** 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. 21, Block "A" on the Plan of Walter Stokes Home Place, Subdivision 1, as of record in Book 974, page 92, Register's Office for said County.

Said Lot No. 21 fronts 100 feet on the northerly side of Stokes Lane and extends back between parallel lines 206 feet to a dead line.

Being the same property conveyed to William L. Parker, Jr., by deed from Gerald T. Meyn and wife, Kathleen F. Meyn of record in Book 5818, page 897, dated and executed on November 4, 1981 and recorded on November 13, 1981 in the Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record in Book 9466, page 276, said Register's Office, dated and executed on September 14, 1994 and recorded on September 14, 1994, subject property was conveyed to William L. Parker, Jr., and Shara Sue Parker, husband and wife.

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 2008, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Plat Book 974, Page 92, said Register's Office; Restrictive Covenant for Detached Structure of record in Doc. No. 20011108-0123136, said Register's Office.

* 20071221-0146527

This instrument is executed on behalf of William L. Parker Jr by Shara Sue Parker pursuant to a Power of Attorney executed by him on the 1 day of December, 2005, 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: 1702 Stokes Lane, Nashville, Tennessee 37215

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 14th day of December, 2007 .

William L. Parker Jr By Shara Sue Parker — Shara Sue Parker

William L. Parker Jr By:Shara Sue Parker, Atty-in-Fact

State of TENNESSEE
County of DAVIDSON

On this 14th day of December, 2007 , before me the undersigned authority, personally appeared **Shara Sue Parker** , 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: $485,000.00

Affiant

Sworn and subscribed before me this 14th day of December, 2007

Notary Public

My Commission Expires: _____

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 , **Shara Sue Parker** 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 **William L. Parker Jr** , 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 14th day of December, 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: William L. Parker Jr and spouse, Shara Sue Parker

TO: Robert T. Wargny

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.

Shara Sue Parker, Affiant

Sworn to and subscribed before me this

14th day of December, 2007

Notary Public

My Commission Expires:

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires May 2, 2011