PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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Davidson County DEEDWARR
Recvd: 03/05/08 12:03 3 pgs
Fees:16.00 Taxes:943.50
20080305-0022107

W & I Ref: Title No: 49213

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Stephen L Wallace Delores A. Wallace 913 Glenridge Drive Nashville, TN 37221	SunTrust Mortgage, Inc. P.O. Box 79041 Baltimore, MD 21279-0041

TAX MAP-PARCEL NUMBERS: 142130B12800CO

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 **Brendan Farran and spouse, Nicole A. Neffgen Farran and Alfred Neffgan, married,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Stephen L Wallace and Delores A. Wallace,** husband and wife, 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, TN, being Lot No. 128 on the Plan of Resubdivision Lots 114 through 130 & 131A, Riverside, Phase 3, of record in Instrument 20040108-0003094, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Brendan Farran, unmarried, Nicole A. Neffgen, unmarried and Alfred Neffen, married by deed from NVK, Inc. a Virginia Corporation T/A Fox Ridge Homes, dated June 18, 2003 and recorded on June 23, 2003 of record in Doc. No. 20030623-0086327, Register's Office for Davidson County, Tennessee. The said Nicole A. Neffgen is now known as Nicole A. Neffgen Farran.

Annina V. Neffgen spouse of Alfred Neffgen 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. 20010404-0032691, said Register's Office, to which plan reference is hereby made for a more complete description; The Declaration of Covenants, Conditions and Restrictions of record in Book 7185, page 619, Book 7405, page 780, Book 11063, page 996, Doc. No. 20040419-0044162, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This instrument is executed on behalf of Nicole A. Neffgen Farran by Brendan Farran pursuant to a Power of Attorney executed by her on the 23rd day of February, 2008, of record in Instrument No. X_____, 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

X 20080305 0022106

This instrument is executed on behalf of Alfred Neffgen by Brendan Farran pursuant to a Power of Attorney executed by him on the 23rd day of February, 2008, of record in Instrument No. 20080305002204 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 Annina V. Neffgen by Brendan Farran pursuant to a Power of Attorney executed by her on the 25th day of February, 2008, of record in Instrument No. 20080305002205 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: 913 Glenridge Lane, 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 27th day of February, 2008 .

Brendan Farran

Nicole A. Neffgen Farran By:Brendan Farran, Atty-in-Fact

Alfred Neffgen By:Brendan Farran, Atty-in-Fact

Annina V. Neffgen By:Brendan Farran, Atty-in-Fact

State of TENNESSEE

County of DAVIDSON

On this 27th day of February, 2008 , before me the undersigned authority, personally appeared **Brendan Farran** , 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.

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: **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 $ 255,000.00

Affiant

NICOLE JENNETTE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

Sworn and subscribed before me this 27th day of February, 2008

My Commission Expires: 5/11/10

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 , **Brendan Farran** 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 **Nicole A. Neffgen Farran,** Alfred Neffgen and Annina V. Neffgen, 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 27th day of February, 2008

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commissio Expires May 2, 2011

Notary Public

My Commission Expires:

EXHIBIT "A"
To
Warranty Deed

FROM: Brendan Farran and spouse, Nicole A. Neffgen Farran and Alfred Neffgan

TO: Stephen L Wallace and spouse, Delores A. Wallace

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.

Brendan Farran, Affiant

Sworn to and subscribed before me this

27th day of February, 2008

Notary Public

My Commission Expires:

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commissior Expires May 2, 2011