PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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W & I Ref: Title No: 49188

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 03/11/08 11:20 3 pgs
Fees:18.00 Taxes:845.45
20080311-0024451

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Traci Linn Samczyk 821 South Douglas Avenue Nashville, Tennessee 37204	Countrywide Bank, FSB 801 Crescent Centre Dr. Ste 510 Franklin, TN 37067

TAX MAP-PARCEL NUMBERS: 105140A00400CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$228,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jason Michael Mennino ,married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Traci Linn Samczyk** 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 Unit No. 821 on the Plan of Waverly Place II Townhomes of record in Doc. No. 20040909-0109214, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jason Michael Mennino, unmarried by deed from Craighead Patten Properties II, a Tennessee general partnership by Craighead Development, LLC, a Tennessee limited liability company, its managing partner dated June 22, 2005 and recorded on June 23,2 005 of record in Doc. No. 20050623-0071867, Register's Office for Davidson County, Tennessee.

Tonya G. Mennino spouse of Jason Michael Mennino 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 as Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions in Doc. No. 20040909-0109214, said Register's Office, to which plan reference is hereby made for a more complete description; Agreement for Easement for sanitary sewers and/or storm drainage, water mains, pumps and appurtenances to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Doc. No. 20040910-0109386 and Doc. No. 20040910-0109387; The Declaration of Covenants, Conditions and Restrictions of record in Doc. No. 20040909-0109214, 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 Tonya G. Mennino by Jason Michael Mennino pursuant to a Power of Attorney executed by her on the 21st day of February, 2008, 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: 821 South Douglas Avenue, Nashville, Tennessee 37204

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 26th day of February, 2008 .

Jason Michael Mennino

Tonya G. Mennino By: Jason Michael Mennino, Atty in Fact

Tonya G. Mennino By:Jason Michael Mennino, Atty-in-Fact

State of TENNESSEE
County of DAVIDSON

On this 26th day of February, 2008 , before me the undersigned authority, personally appeared **Jason Michael Mennino** , 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: $228,500.00

Affiant

Sworn and subscribed before me this 26th day of February, 2008

Notary Public

My Commission Expires: 11/22/10

REBECCA D. PRICE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Comm. Expires November 22, 2010

Widow/Cert Wty—12/92

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 , **Jason Michael Mennino** 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 **Tonya G. Mennino** , 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 26th day of February, 2008

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: Jason Michael Mennino ,married Tonya G. Mennino

TO: Traci Linn Samczyk

State of Tennessee
County of Davidson

A F F I D A V I T

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.

Jason Michael Mennino, Affiant

Sworn to and subscribed before me this

26th day of February, 2008

Notary Public

My Commission Expires:

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires May 2, 2011