PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

Davidson County DEEDWARR
Recvd: 03/28/08 10:11 3 pgs
Fees:18.00 Taxes:462.50
20080328-0031192

W & I Ref: Title No: 49290

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Elizabeth J. Mills 3839 Valley Ridge Drive Nashville, Tennessee 37211	JR Starkey MTG, L.L.P. 5055 W. Park Blvd. Suite 300 Plano, TX 75093

TAX MAP-PARCEL NUMBERS: 13311017600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$125,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Paul L. Busdiecker , unmarried and Roy F. Busdiecker Jr. ,married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Elizabeth J. Mills** 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. 223 on the Plan of Section Tow, Valley View Meadows of record in Book 3600, page 60, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Paul L. Busdiecker, an unmarried person and Roy F. Busdiecker, Jr., by Warranty Deed from W. Gerald Merritt and wife, Pamela D. Merritt, dated October 14, 1994 and recorded on October 17, 1994 of record in Book 9495, page 258, Register's Office for Davidson County, Tennessee.

Janice Moore Busdiecker spouse of Roy F. Busdiecker, Jr., 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 Plat Book 3600, Page 60, said Register's Office, which Plan shows a 30 foot minimum building setback **line from Valley Ridge Drive, and a 10 foot easement for public utility purposes along the rear line(s) of said lot; Restrictions of record in Book 3770, page 214, said Register's Office; A 2.5 x 30 foot utility easement located on the southeasterly front corner of said lot;** Aviation Easement and contract to the Metropolitan Nashville Airport Authority of record in Book 9495, page 261, said Register's Office, rerecorded in Book 9518, page 695, said Register's Office.

This instrument is executed on behalf of Roy F. Busdiecker Jr. by Paul L. Busdiecker and Janice Moore Busdiecker pursuant to a Power of Attorney executed by her/him/them on the 26 day of March, 2008, of record in Instrument No. 20080328-0031191 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: 3839 Valley Ridge Drive, Nashville, Tennessee 37211

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 March, 2008 .

Paul L. Busdiecker

Roy F. Busdiecker Jr. By:Paul L. Busdiecker, Atty-in-Fact

Janice Moore Busdiecker By:Paul L. Busdiecker, Atty-in-Fact

State of TENNESSEE

County of DAVIDSON

On this 27th day of March, 2008 , before me the undersigned authority, personally appeared **Paul L. Busdiecker** , 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: **My Commission Expires May 2, 2011**

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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: $125,000.00

Affiant

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

Notary Public

My Commission Expires: 9/19/09

DAVID ROETGER 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 , **Paul L. Busdiecker** 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 **Roy F. Busdiecker Jr.** and Janice Moore Busdiecker 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 March, 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: Paul L. Busdiecker , unmarried and Roy F. Busdiecker Jr. ,married

TO: Elizabeth J. Mills

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.

Paul L. Busdiecker, Affiant

Sworn to and subscribed before me this

27th day of March, 2008

Notary Public

My Commission Expires:_____

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires May 2, 2011