PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Davidson County DEEDWARR
Recvd: 05/20/08 13:05 3 pgs
Fees:18.00 Taxes:819.55
20080520-0051732

Christy Wilkins Ivey

Percy Wilkins, Jr. (of Counsel)

W & I Ref: Title No: 49389

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Corey Cain 2810 B Westwood Avenue Nashville, Tennessee 37212	SunTrust Mortgage, Inc. 401 Commerce Street Suite 6100 Nashville, Tennessee 37219

TAX MAP-PARCEL NUMBERS: 10414030700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$221,500.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **William E. Medley and spouse, Diane B. Medley and Leah D. Medley , unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Corey Cain** 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. 2A on the Plan of Zone Lot Division of Lot 1 & 2 James R. Knight Sub of record in Book 6050, page 162, amended in Book 6250, page 758, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Diane B. Medley and husband, William E. Medley joint tenants with right of survivorship and Leah D. Medley by Warranty deed from Julie A. Ferrell, unmarried, dated May 27, 2005 and recorded on June 3, 2005 of record in Doc. No. 20050603-0063048, Register's Office for Davidson County, Tennessee.

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 Book 6050 Page 162 amended in Book 6250, page 758, said Register's Office, which Plan shows a minimum building setback line to be determined by Metro Zoning Regulations and a 10 foot easement for public utility and drainage purposed along the rear line of said lot. And a 20 foot drainage easement located on the rear portion of said lot.

This instrument is executed on behalf of William E. Medley and Diane B. Medley by Leah D. Medley pursuant to a Power of Attorney executed by them on the 12th day of May, 2008 of record in Instrument No. 20080520000 5173 1 , 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: 2810 B Westwood Avenue, Nashville, Tennessee 37212

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 16th day of May, 2008 .

William E. Medley by Leah Medley Atty In Fact — Diane B. Medley by Leah Medley Atty In Fact

William E. Medley by Lean D. Medley, Atty-In-Fact — Diane B. Medley by Leah D. Medley, Atty-In-Fact

Leah Medley

Leah D. Medley

State of TENNESSEE

County of DAVIDSON

On this 16th day of May, 2008, before me the undersigned authority, personally appeared Leah D. Medley, 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: $221,500.00

Affiant

Sworn and subscribed before me this 16th day of May, 2008

My Commission Expires CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY **My Commission Expires May 2, 2011**

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 , **Leah D. Medley** 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 E. Medley and Diane B. Medley , 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 16th day of May, 2008

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 E. Medley and spouse, Diane B. Medley and Leah D. Medley , unmarried

TO: Corey Cain

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.

Leah D. Medley, Affiant

Sworn to and subscribed before me this 16th day of May, 2008

Notary Public

My Commission Expires:_____ CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 2, 2011