PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law

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Nashville, Tennessee 37205

Phone (615) 298-3312 - Fax 292-8746

Davidson County DEEDWARR
Recvd: 06/13/08 13:52 3 pgs
Fees:18.00 Taxes:643.80

20080613-0061229

Christy Wilkins Ivey

Percy Wilkins, Jr. (of Counsel)

W & I Ref: Title No: 49444

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Mary C. Tomlinson Silvano Rossi 3116 Hunters Hill Road Nashville, Tennessee 37214	SAME

TAX MAP-PARCEL NUMBERS: 08509001000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$174,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Martha Jean Sadler Alley, a one-third undivided interest, William George Sadler, Jr., a one-third undivided interest, Mark Alley, a one-ninth undivided interest; Laura Barquero, a one-ninth undivided interest and Susan Welch, a one-ninth undivided interest**, hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Mary C. Tomlinson and Silvano Rossi** 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. 109 on the Plan of Lincoya Hills, Knob Section of record in Book 2331, page 6, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William G. Sadler and wife, Mary S. Sadler by Warranty Deed from William L. Simpkins and wife, Harriet Simpkins dated October 24, 1966 and recorded on November 2, 1966 of record in Book 4074, page 28, Register's Office for Davidson County, Tennessee. The said William G. Sadler predeceased the said Mary S. Sadler and an Affidavit of Heirship was recorded in Book 7815, page 879, said Register's Office for Davidson County, Tennessee. The Last Will and Testament of Mary S. Sadler of record in Doc. No. 08P538 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, and the Order Admitting Will to Probate and Establishing Title to Certain Real Estate, of record in Doc. No. 20080424-0041717, said Register's Office, devised subject property to Martha Jean Sadler Alley, a one-third undivided interest, William George Sadler, Jr., a one-third undivided interest, Mark Alley, a one-ninth undivided interest; Laura Barquero, a one-ninth undivided interest and Susan Welch, a one-ninth undivided interest.

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 2331 Page 6, said Register's Office, which Plan shows a 80 foot minimum building setback line from Hunter's Hill Road and a 10 foot easement for public utility purposes along the rear and westerly side line(s) of said lot.

This instrument is executed on behalf of Mark Alley by Martha Jean Sadler Alley pursuant to a Power of Attorney executed by him on the 6th day of June, 2008, of record in Instrument No. 20080613-0061228 _____, 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

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 , **Martha Jean Sadler Alley** 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 Mark Alley, 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 12th day of June, 2008

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires May 2 2011

Notary Public

My Commission Expires: May 2, 2011

EXHIBIT "A"
To
Warranty Deed

FROM: Martha Jean Sadler Alley, a one-third undivided interest, William George Sadler, Jr., a one-third undivided interest, Mark Alley,a one-ninth undivided interest; Laura Barquero, a one-ninth undivided interest and Susan Welch, a one-ninth undivided interest.

TO: Mary C. Tomlinson and Silvano Rossi

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.

Martha Jean Sadler Alley

Martha Jean Sadler Alley, Affiant

Sworn to and subscribed before me this

12th day of June, 2008

Notary Public

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires May 2 2011

My Commission Expires:

This is improved property, known as: 3116 Hunters Hill Road, Nashville, Tennessee 37214

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 12th day of June, 2008 .

Martha Jean Sadler Alley
Martha Jean Sadler Alley

William George Sadler, Jr.
William George Sadler Jr.

Mark Alley By: Martha Jean Sadler Alley
Mark Alley By: Martha Jean Sadler Alley, Atty-in-fact

Laura Barquero
Laura Barquero

Susan Welch
Susan Welch

State of TENNESSEE
County of DAVIDSON

On this 12th day of June, 2008, before me the undersigned authority, personally appeared Martha Jean Sadler Alley, William George Sadler, Jr., Laura Barquero, and Susan Welch, 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: $174,000.00

Affiant

Sworn and subscribed before me this 12th day of June, 2008

Notary Public

DEBORAH H. BEANE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

My Commission Expires: 3-20-2010