PREPARED BY (AND RETURN TO):

WILKINS & IVEY

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Christy Wilkins Ivey

Percy Wilkins, Jr. (of Counsel)

W & I Ref: Title No: 49419

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 06/18/08 15:04 3 pg:
Fees:18.00 Taxes:2208.90

20080618-0062923

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Sara Z. Malin Bradley A. Malin 3613 Central Avenue Nashville, Tennessee 37205	SunTrust Mortgage, Inc. 401 Commerce Street, Suite 6100 Nashville, Tennessee 37219

TAX MAP-PARCEL NUMBERS: 10405030000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$597,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Thomas H. Carr and spouse, Denise F. Carr**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Sara Z. Malin and spouse, Bradley A. Malin** 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. 136 and the westerly 10 feet of Lot No. 134 on the Map of Richland Realty Company's Second Subdivision, Division "B", of record in Book 332, page 92, said Register's Office.

Said Lot No. 136 and part of Lot No. 134 front together 60 feet on the southerly side of Central Avenue, and run back between parallel lines 192.5 feet to an alley, measuring 60 feet thereon.

Being the same property conveyed to Thomas H. Carr and wife, Denise F. Carr by Warranty Deed from Charles W. Cook, III and wife, Margaret Lawrence Blank dated March 31, 2005 and recorded on April 20, 2005 of record in Doc. No. 20050420-0044113, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2008, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 332, page 92, said Register's Office.

This instrument is executed on behalf of Thomas H. Carr by Denise F. Carr pursuant to a Power of Attorney executed by her/him/them on the 10th day of June, 2008, of record in Instrument No. 20080618 0062922 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: 3613 Central Avenue, Nashville, Tennessee 37205

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 June, 2008 .

Thomas H. Carr By:Denise F. Carr, Atty-in-Fact **Denise F. Carr**

State of TENNESSEE
County of DAVIDSON

On this 16th day of June, 2008, before me the undersigned authority, personally appeared **Denise F. Carr**, 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: $597,000.00

Affiant

Sworn and subscribed before me this 16th day of June, 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 , **Denise F. Carr** 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 **Thomas H. Carr** , 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 June, 2008

Notary Public

My Commission Expires:

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commissior Expires May 2, 2011

EXHIBIT "A"
To
Warranty Deed

FROM: Thomas H. Carr and spouse, Denise F. Carr

TO: Sara Z. Malin and spouse, Bradley A. Malin

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.

Denise F. Carr, Affiant

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

Notary Public

My Commission Expires:_____

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commissior Expires May 2, 2011