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: 06/23/08 10:00 3 pgs
Fees:18.00 Taxes:716.14

20080623-0064162

Christy Wilkins Ivey

Percy Wilkins, Jr. (of Counsel)

W & I Ref: Title No: 49423

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Beth Wengrow 5253 Village Way Nashville, Tennessee 37211	Countrywide Bank, FSB 3011 Armory Drive, Ste. 120 Nashville, TN 37204

TAX MAP-PARCEL NUMBERS: 161100B20400CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$193,550.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Eric M. Hill and spouse, Kelli C. Hill**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Beth Wengrow, unmarried** 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. 50 on the Final Plat of Villages of Brentwood Phase Eleven of record in Book 9700, page 949, Register's Office for said County to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Eric M. Hill and wife, Kelli C. Hill by warranty deed from Michael C. Cunningham and Rebekah E. Cunningham, husband and wife dated June 3, 2004 and recorded on June 3, 2008 of record in Doc. No. 20040603-0065518, 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 9700, Page 949, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. Charter of Villages of Brentwood HOA in Book 6158, page 352, said Register's Office. Agreement for Dedication of Easement for Water Mains and Appurtenances in Book 8197, page 338, said Register's Office. Conveyance of open space to Brentwood Summit HOA by Quitlcaim Deed in Instrument 20001214-0122894, said Register's Office. Stormwater Detention Agreement in Book 11078, page 919 and Instrument 20040622-0073412, said Register's Office. Sidewalk Removal Acknowledgment and Release for Villages of Brentwood, Phase Eleven, of record in Instrument 20031219-0181287, said Register's Office. Rights of others in and to the common areas and/or elements.

This instrument is executed on behalf of Kelli C. Hill by Eric M. Hill pursuant to a Power of Attorney executed by her/him/them on the _____ day of June, 2008, of record in Instrument No.

20080623-0064161, 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: 5253 Village Way, 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 20th day of June, 2008 .

Eric M. Hill

Kelli C. Hill By:Eric M. Hill, Atty-in-Fact

State of TENNESSEE
County of DAVIDSON

On this 20th day of June, 2008, before me the undersigned authority, personally appeared **Eric M. Hill** , 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.

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires May 2, 2011

My Commission Expires:

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: $193,550.00

Affiant

Sworn and subscribed before me this 20th day of June, 2008

My Commission Expires: 11-22-10

ANGIE L. LAWLESS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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 , **Eric M. Hill** 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 **Kelli C. Hill** , 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 20th day of June, 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: Eric M. Hill and spouse, Kelli C. Hill

TO: Beth Wengrow

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.

Eric M. Hill, Affiant

Sworn to and subscribed before me this 20th day of June, 2008

Notary Public

My Commission Expires:

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires May 2, 2011