PREPARED BY (AND RETURN TO):

WILKINS & IVEY

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Christy Wilkins Ivey

Percy Wilkins, Jr. (of Counsel)

Davidson County DEEDWARR
Recvd: 07/01/08 13:46 3 pgs
Fees:18.00 Taxes:1785.25
20080701-0067821

W & I Ref: Title No: 49436

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Thomas R. Talbot Helen Keipp Talbot 200 Scotland Place Nashville, Tennessee 37205	Regions Bank d/b/a Regions Mortgage 2050 Parkway Office Circle Birmingham, AL 35244

TAX MAP-PARCEL NUMBERS: 11614003800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$482,500.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Donald Seitz and Maureen Seitz, as equal tenants in common without right of survivorship,** hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Thomas R. Talbot and spouse, Helen Keipp Talbot** 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. 51 & 52 on the Map of Belle Meade Subdivision of record in Book 1130, Page 3 Register's Office for said County.

SAID Lot No. 51 & 52 front and adjoin 166.6 feet on the northerly margin of Scotland Place and extends back 159.9 feet on the easterly line and 170.5 feet on the westerly line to a dead line in the rear, measuring 110.6 feet thereon.

BEING the same property conveyed to Donald Seitz and spouse, Maureen Seitz by Warranty Deed from Carter R. Todd and spouse, Laurie O'Brien Todd dated June 12, 2002 and recorded on June 13, 2002 of record in Document No. 20020613-0072321 Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record in Document No. 20030320-0037017, said Register's Office dated March 18, 2003 and recorded on March 20, 2003, subject property was conveyed to Donald Seitz and Maureen Seitz, as equal tenants in common, without right of survivorship.

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; The Plan, with Owner's Certificate, of record in Book 1130 Page 3, said Register's Office, which Plan shows a 30 foot minimum building setback line from Scotland Place and a 10 foot easement for public utility purposes along the rear and westerly side line of said lot.

This instrument is executed on behalf of Donald Seitz and Maureen Seitz by Alison Douglas pursuant to a Power of Attorney executed by them on the 26th day of June, 2008 of record in Instrument No. 20080701 00 67820 _____, 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: 200 Scotland Place, 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 30th day of June, 2008.

Donald Seitz by Alison Douglas Atty in Fact
Donald Seitz
By: Alison Douglas, Attorney-in-Fact

Maureen Seitz by Alison Douglas Atty in Fact
Maureen Seitz
By: Alison Douglas, Attorney-in-Fact

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: $482,500.00.

Affiant

Sworn and subscribed before me this 30th day of June, 2008.

My Commission Expires: 1/23/10

LINDA TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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, **Alison Douglas** 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 **Donald Seitz and Maureen Seitz**, as Attorney-in-Fact, as the free act and deed of the said Principals.

Witness my hand and official seal at Nashville, Tennessee, this 30th 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: Donald Seitz and Maureen Seitz

TO: Thomas R. Talbot III and Helen Keipp Talbot

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 principals 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 principals' death, disability, or incapacity.

Further the Affiant Saith not.

Alison Douglas, Affiant

Sworn to and subscribed before me this

30th 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