PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law

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Nashville, Tennessee 37205

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Davidson County DEEDWARR
Recvd: 09/02/08 15:27 3 pg
Fees:18.00 Taxes:1202.50

20080902-0089867

Christy Wilkins Ivey

Percy Wilkins, Jr. (of Counsel)

W & I Ref: DM Title No: 49571

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Stephen Horvath 730 Templeton Drive Nashville, Tennessee 37205	Suntrust Mortgage 401 Commerce Street Ste 5400 Nashville. TN 37219

TAX MAP-PARCEL NUMBERS: 10215007900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$325,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Peggy C. Warfield , unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Stephen Horvath, an unmarried person** 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, being Lot No. 261 and part of Lot No. 260 on the Plan of Brook Meade, Section 7, as of record in Book 2331, page 5, Register's Office for said County. Said part of Lot No. 260 being described according to a survey made May 24, 1958, by James A. Hamilton, Jr., Surveyor, as follows:

Beginning at an iron pin in the northeasterly margin of Templeton Drive at the corner of Lots Nos. 260 and 261; thence north 59 deg., 10' East 196.75 feet to an iron pin; thence southerly 31 deg. 06', 52" East, 13.33 feet to an iron pin in the lines between said two lots; thence with the lines between said two lots, south 62 deg. West 205.6 feet to the beginning.

Said Lot No. 261 fronts 120 feet on the northeasterly margin of Templeton Drive and extends back northeastwardly 385.9 feet on the northwesterly side, and 340.1 feet on the southeasterly side to the beginning of an offset in the rear, which extends 28.4 feet northwardly and then 47.2 feet eastwardly to the rear line, which measures 90.4 feet.

Being the same property conveyed to W.M. Warfield, Jr., and wife Peggy C. Warfield by warranty deed from Gilbert H. Choate and wife, Leola C. Choate, dated Feb 12, 1959 of record in Book 2876, page 613, Register's Office for Davidson County, Tennessee. The said W.M. Warfield, Jr. has since died. By Durable General Power of Attorney of record in Doc. No. 20070309-0029231, said Register's Office, Mary Margaret Alsup was appointed as attorney-in-fact for Peggy Cook Warfield.

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 2331 Page 5, said Register's Office, which Plan shows a 100foot minimum building setback line from

Templeton Drive as to Lot 260 and a 110 foot minimum setback line from Templeton Drive, as to Lot 261 and a 10 foot easement for public utility purposes along the rear line(s).

This instrument is executed on behalf of Peggy C. Warfield by Mary Margaret Alsup, pursuant to a Power of Attorney executed by her on the 21st day of March, 2005 of record in Instrument No. 20070309-0029231, 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: 730 Templeton Drive, 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 29th day of August, 2008 .

Peggy C. Warfield By: Mary Margaret Alsup, Atty-in-Fact Mary M. Alsup, POA .

State of TENNESSEE

County of DAVIDSON

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $325,000.00

Affiant

Sworn and subscribed before me this 29th day of August, 2008

Notary Public

My Commission Expires: 10/14/11

GREGORY S. GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

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 **Mary Margaret Alsup**, 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 **Peggy C. Warfield** , 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 29th day of August, 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: Peggy C. Warfield , unmarried

TO: Stephen Horvath

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.

Mary Margaret Alsup, Affiant

Sworn to and subscribed before me this 29th day of August, 2008

Notary Public

My Commission Expires:

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires May 2, 2011