Record and Return to:
Prepared By:
Chapman and Rosenthal Title, Inc.
3817 Bedford Avenue, Suite 140
Nashville, TN 37215

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: 01/14/09 13:25 3 pgs
Fees:18.00 Taxes:1572.50
20090114-0003642

Christy Wilkins Ivey *Percy Wilkins, Jr. (of Counsel)*

W & I Ref: GJ Title No: 49661
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Margaret Hollis 952 Van Leer Drive Nashville, Tennessee 37220	New Owner

TAX MAP-PARCEL NUMBERS: 13213002500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$425,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Kathryn Bernal Henslee, Elizabeth Bernal Reineke and Dave Morgan Bernal, Jr., as devisees under the will of Kathryn McCary Bernal, Docket No. 08P158 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Margaret Hollis** 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. 118 on the Plan of Oak Hill Valley of record in Book 1835, page 15, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kathryn McCary Bernal and husband Dave M. Bernal by Warranty deed from Kathryn Thompson McCary, a widow dated February 24, 1975 and recorded on February 25, 1975 of record in Book 4891, page 820, Register's Office for Davidson County, Tennessee. By Deed of Correction dated April 15, 1976 and recorded on April 27, 1976 of record in Book 5019, page 107, subject property was conveyed to Kathryn Bernal. The said Kathryn Bernal has since died. The Last Will and Testament of Kathryn McCary Bernal, Docket No. 08P-158, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division devised subject property to Kathryn Bernal Henslee, Elizabeth Bernal Reineke and Dave Morgan Bernal, Jr.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2009, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 1835 Page 15, said Register's Office, which Plan shows a 75 foot minimum building setback line from Van Leer Drive and a 15 foot easement for public utility and bridle path purposes along the rear line(s) of said lot and a 10 foot easement for public utility purposes along the southerly side lines of said lot.

This instrument is executed on behalf of Elizabeth Bernal Reineke by Elizabeth Bernal Reineke pursuant to a Power of Attorney executed by her on the 8th day of January 9, 2009, of record in Instrument No. 20090114-0003640 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 instrument is executed on behalf of Dave Morgan Bernal, Jr. by Elizabeth Bernal Reineke pursuant to a Power of Attorney executed by him on the 7th day of January 2009, of record in Instrument No. 20090114-0003641 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: 952 Van Leer Drive, Nashville, Tennessee 37220

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 January, 2009.

Kathryn Bernal Henslee, as Heir By:
Elizabeth Bernal Reineke, Atty-in-Fact

Kathryn Bernal Henslee, as Heir BY: Elizabeth Bernal Reineke, Atty-in-Fact

Elizabeth Bernal Reineke, as Heir and Executrix

Elizabeth Bernal Reineke, as Heir and Executrix

Dave Morgan Bernal, Jr. as Heir, BY:
Elizabeth Bernal Reineke, Atty-in-Fact

Dave Morgan Bernal, Jr., as Heir, BY: Elizabeth Bernal Reineke, Atty-in-Fact

State of TENNESSEE
County of DAVIDSON

On this January 12, 2009 , before me the undersigned authority, personally appeared Elizabeth Bernal Reineke, 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: $425,000.00

Margaret Hollis
Affiant

Sworn and subscribed before me this 12th day of January , 2009

Notary Public

My Commission Expires: 1/22/10 WILLIAM T. CHAPMAN IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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 , Elizabeth Bernal Reineke 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 **Kathryn Bernal Henslee and Dave Morgan Bernal, Jr**, 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 January 12, 2009

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: Kathryn Bernal Henslee, Elizabeth Bernal Reineke and Dave Morgan Bernal, Jr., as devisees under the will of Kathryn McCary Bernal, Docket No. 08P158 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division

TO: Brad Hollis and spouse, Margaret Hollis

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.

Elizabeth Bernal Reineke

Elizabeth Bernal Reineke, Affiant

Sworn to and subscribed before me this

12th day of January, 2009.

Notary Public

My Commission Expires: CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY **My Commission Expires May 2, 2011**