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

BOX 50-B
~~PREPARED BY:~~ RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

Christy Wilkins Ivey — *Percy Wilkins, Jr. (retired)*

BILL GARRETT, Davidson County
Trans:T20100006361 DEEDWARR
Recvd: 02/02/10 09:33 3 pgs
Fees:18.00 Taxes:654.90
20100202-0008175

W & I Ref: DM Title No: 50342

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Stephanie E. Anderson 4906 Indiana Ave. Nashville, Tennessee 37209	BAC HOME LOANS P.O Box 10219 VAN NUYS, CA 91410

TAX MAP-PARCEL NUMBERS: 09111016400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$177,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Minna Cook Gioia and spouse, Bradford Gioia and Jan Baker Pass and spouse, Lawrence J. Pass,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Stephanie E. Anderson , 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 the westerly 10 feet of Lot No. 811, all of Lot No. 813 and the easterly 15 feet of Lot No. 815 of Block 129, Plan No. 1, West Nashville, as of record in Book 57, pages 74 and 75, Register's Office for said County.

Said Part of Lot No. 811, all of Lot No. 813 and part of Lot No. 815 front together 50 feet on the northerly side of Indiana Avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Minna Cook Gioia and spouse, Bradford Gioia and Jan Baker Pass and spouse Lawrence J. Pass by Warranty Deed from Blue Spoon Properties, LLC a limited liability corporation, dated Aug. 11, 2003 and recorded on Aug. 21, 2003 of record in Doc. No. 20030821-0121554, 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 2010, and subsequent years; All Matters shown on the Plan, with Owner's Certificate, of record in Plat Book 57 Pages 74 and 75, said Register's Office.

This instrument is executed on behalf of Bradford Gioia by Minna Cook Gioia pursuant to a Power of Attorney executed by him on the _____ day of January 2010, of record in Instrument No. 20100202-0008173, 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 Lawrence J. Pass by Jan Baker Pass pursuant to a Power of Attorney executed by him on the _____ day of January 2010, of record in Instrument No. 20100202-0008174, 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: 4906 Indiana Avenue, Nashville, Tennessee 37209

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 28th day of January, 2010 .

Minna Cook Gioia
Minna Cook Gioia

Bradford Gioia by Minna Cook Gioia AIF
Bradford Gioia By Minna Cook Gioia:, Atty-in-Fact

Jan Baker Pass
Jan Baker Pass

Lawrence Pass by Jan Pass AIF
Lawrence J. Pass By Jan Baker Pass:, Atty-in-Fact

State of TENNESSEE
County of DAVIDSON

On this 28th day of January, 2010 , before me the undersigned authority, personally appeared **Minna Cook Gioia and Jan Baker Pass**, 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: **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: $177,000.00

Affiant

Sworn and subscribed before me this 29th day of January, 2010

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Notary Public

My Commission Expires: 1-4-12

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 , **Minna Cook Gioia** 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 **Bradford Gioia** , 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 28th day of January, 2010

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires May 2, 2011

Notary Public

My Commission Expires:

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 , **Jan Baker Pass** 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 **Lawrence J. Pass** , 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 28th day of January, 2010

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: Minna Cook Gioia and spouse, Bradford Gioia and Jan Baker Pass and spouse, Lawrence J. Pass

TO: Stephanie E. Anderson , unmarried

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.

Minna Cook Gioia

Minna Cook Gioia, Affiant

Sworn to and subscribed before me this 28th day of January, 2010

Notary Public

My Commission Expires:

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires May 2, 2011

Jan Baker Pass

JAN BAKER PASS, affiant