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

BILL GARRETT, Davidson County
Trans:T20100015466 DEEDWARR
Recvd: 03/16/10 15:35 3 pgs
Fees:18.00 Taxes:902.80
20100316-0019859

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

W & I Ref: DM Title No: 50369

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Andrew House Kristen House 636 Indian Ridge Drive Nashville, Tennessee 37221	Wells Fargo Bank, N. A. 5006 Thoroughbred LN Ste A-5 Brentwood, Tennessee 37027

TAX MAP-PARCEL NUMBERS: 155100A04400CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$244,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Kevin R. Walker and spouse, Sharon E. Walker**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Andrew House and spouse, Kristen House** 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.47 on the Plan of McCrory Trace Estates of record in Book 6900, pages 720, 721, 722 and 723 as amended by Surveyor's Certificate of Correction of record in Book 7825, page 429, said Register's Office, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Kevin R. Walker and wife, Sharon E. Walker by warranty deed from Paolo Maccario and wife, Licia Maccario, dated Aug. 20, 1999 and recorded on Aug. 24, 1999 of record in Book 11633, page 43, 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 2010, and subsequent years; The Plan, with Owner's Certificate, of record in Book 6900, Pages 720, 721, 722 and 723 as amended by Surveyor's Certificate of Correction in Book 7825, page 629, 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. The Declaration of Covenants, Conditions and Restrictions of record in Book 7241, page 597, amended and restated in Book 7576, page 846, By Laws in Book 7576, page 831, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This instrument is executed on behalf of Sharon E. Walker by Kevin R. Walker pursuant to a Power of Attorney executed by her on the 12th day of March, 2010, of record in Instrument No. 20100316-0019858 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: 636 Indian Ridge Drive, Nashville, Tennessee 37221

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 15th day of March, 2010 .

Kevin R. Walker

Sharon E. Walker By: Kevin R. Walker, Atty-in-Fact

State of TENNESSEE
County of DAVIDSON

On this 15th day of March, 2010 , before me the undersigned authority, personally appeared **Kevin R. Walker** , 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: My Commission Expires May 2, 2011

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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: $244,000.00

Affiant

Sworn and subscribed before me this 15th day of March, 2010

My Commission Expires: My Commission Expires May 2, 2011

CHRISTY W IVEY 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 , **Kevin R. Walker** 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 **Sharon E. Walker** , 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 15th day of March, 2010

Notary Public

My Commission Expires:

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commissior Expires May 2, 2011

EXHIBIT "A"

To
Warranty Deed

FROM: Kevin R. Walker and spouse, Sharon E. Walker

TO: Andrew House and spouse, Kristen House

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.

Kevin R. Walker, Affiant

Sworn to and subscribed before me this 15th day of March, 2010

Notary Public

My Commission Expires:

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commissior Expires May 2, 2011