RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

PREPARED BY:

BILL GARRETT, Davidson County
Trans:T20100038917 DEEDWARR
Recvd: 06/25/10 14:16 3 pgs
Fees:18.00 Taxes:1480.00
20100625-0049901

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

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

W & I Ref: DM Title No: 50516

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jennifer M. Fay Scott J. Juengel 2717 Westwood Avenue Nashville, Tennessee 37212	Franklin Synergy Bank 3301 Aspen Grove Drive Suite 200 Franklin, TN 37067

TAX MAP-PARCEL NUMBERS: 104-15-347

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$400,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Richard E. King and spouse, Florence Faucher-King,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto Jennifer M. Fay and * 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:** *Scott J. Juengel, both unmarried, as joint tenants with right of survivorship

Land in Davidson County, Tennessee, being Lot No. 1 on the Map of E.C. Scruggs Subdivision of Lot No. 24 in Belair Plan of record in Book 547, page 171, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Richard E. King and spouse, Florence Faucher-King, by deed from Mark A. Nash and spouse, Leigh Ann Nash, dated April 20, 2007 and recorded on April 23, 2007, of record in Doc. No. 20070423-0048055, 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; Matters set out on the Plan of record in Book 547, page 171, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Richard E. King and Florence Faucher-King by Michael Bess pursuant to a Power of Attorney executed by them on the 10th day of December, 2009, of record in Instrument No. 20100625-0049899, 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: 2717 Westwood Avenue, Nashville, Tennessee 37212

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 23rd day of June, 2010.

Richard E. King by Michael Bess ATF
Richard E. King
By: Michael Bess, Attorney-in-Fact

Florence Faucher-King by Michael Bess ATF
Florence Faucher-King
By: Michael Bess, Attorney-in-Fact

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, **Michael Bess** 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 **Richard E. King and Florence Faucher-King** , as Attorney-in-Fact, as the free act and deed of the said Principals.

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of June, 2010

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: My Commission Expires May 2, 2011

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: $400,000.00.

Affiant

Sworn and subscribed before me this 23rd day of June, 2010.

Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

EXHIBIT "A"

To

Warranty Deed

FROM: Richard E. King and spouse, Florence Faucher-King

TO: Scott Juengel and Jennifer Fay

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 principal's death, disability, or incapacity.

Further the Affiant Saith not.

Michael Bess, Affiant

Sworn to and subscribed before me this

23rd day of June, 2010

Notary Public

My Commission Expires:_____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires May 2, 2011