Rec'd Return.

SMITH • SHOLAR • ASSOCIATES • PLLC PREPARED BY (AND RETURN TO):
846 Conference Drive, Ste. 4
Goodlettsville, TN 37072

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:T20100042810 DEEDWARR
Recvd: 07/13/10 09:36 3 pgs
Fees:18.00 Taxes:1124.80
20100713-0054824

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

W & I Ref: DM Title No: 50483

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Carole A. Ensley 186 Kenner Avenue Nashville, Tennessee 37205	Franklin American Mortgage 501 Corporate Centre Dr #400 Franklin TN 37067

TAX MAP-PARCEL NUMBERS: 11604003700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$304,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Shane Rowan and spouse, Veronica Seckler Rowan**, hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Carole A. Ensley** 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 southerly one-half of Lot No. 25 on the plan of Kenner-Manor Land Co.'s Second Subdivision of the Kenner Tract as of record in Book 421, Page 100, Register's Office for said County, described as follows:

Said southerly one-half of said lot fronts 50 feet on the northeasterly margin of Kenner Avenue and extends back 139.5 feet, more or less, on the northwesterly line and 136 feet on the southeasterly line to a dead line in the rear on which it measures 50.08 feet.

BEING the same property conveyed to Shane Rowan and Veronica Seckler, as tenants in common by Warranty Deed from Matthew Stahlman, dated May 1, 2006 and recorded on May 2, 2006, of record in Document No. 20060502-0050369 Register's Office for Davidson County, Tennessee. Veronica Seckler is now known as Veronica Seckler Rowan.

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 on the Plan of record in Book 421 Page 100, said Register's Office; Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County of record in Book 3933, Page 57, said Register's Office.

This instrument is executed on behalf of Shane Rowan and Veronica Seckler Rowan by Courtney Massaro pursuant to a Power of Attorney executed by them on the 21st day of June, 2010 of record in Instrument No. 20100713-0054823, 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: 186 Kenner Avenue, 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 28th day of June, 2010.

Shane Rowan by Courtney Massaro
Shane Rowan
By: Courtney Massaro, Attorney-In-Fact
attorney-in-fact

Veronica Seckler Rowan by Courtney Massaro
Veronica Seckler Rowan
By: Courtney Massaro, Attorney-In-Fact
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, **Courtney Massaro,** 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 **Shane Rowan and Veronica Seckler Rowan** , as Attorney-in-Fact, as the free act and deed of the said Principals.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of June, 2010.

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: **My Commission Expires May 2, 2011**

Notary Public

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: $304,000.00.

Dana Kemp
Affiant

Sworn and subscribed before me this 28th day of June, 2010.

TAMMY MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 4-23-14

Tammy Morris
Notary Public

EXHIBIT "A"
To
Warranty Deed

FROM: Shane Rowan and Veronica Seckler Rowan

TO: Carole A. Ensley

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.

Courtney Massaro, Affiant

Sworn to and subscribed before me this

28th 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