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:T20100062078 DEEDWARR
Recvd: 10/01/10 12:50 3 pgs
Fees:18.00 Taxes:932.40
20101001-0078489

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref: DM Title No: 50636

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Lauren Hodurski 5652 Kendall Drive Nashville, Tennessee 37209	New Owner

TAX MAP-PARCEL NUMBERS: 10306000600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$252,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Bettie Parsons Barger**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Lauren Hodurski** 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. 13 on the Plan of Brookside Courts Addition No. 2 of record in Book 1835, page 47, Register's Office for said County to which plan reference is made for a more complete description.

Together with and subject to an easement for driveway purposes of record in Book 5219, page 925, Register's Office for said County.

Being the same property conveyed to Bettie Parsons Barger by Warranty Deed from Molly B. Gerber and husband, Jason Silverman, dated May 23, 2005 and recorded on May 24, 2005, of record in Doc. No. 20050524-0058667 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 1835 Page 47, said Register's Office, which Plan shows a 30foot minimum building setback line from Kendall Drive and a 15 foot easement for public utility purposes along the rear line(s); Deed of Easement for driveway purposes of record in Book 5219, page 925, said Register's Office.

This instrument is executed on behalf of Bettie Parsons Barger by Janice M. Granbery pursuant to a Power of Attorney executed by her/him/them on the 14th day of September, 2010, of record in Instrument No. 20101001-0078487, Register's Office for ✱_____, 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: 5652 Kendall Drive, Nashville, Tennessee 37209

✱20101001-0078488

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 30th day of September, 2010.

Bettie Parsons Barger
by Janice M. Granbery Atty in fact

Bettie Parsons Barger
By: Janice M. Granbery, Atty-in-Fact

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: $252,000.00

Affiant

Sworn and subscribed before me this 30th day of September, 2010

Notary Public

My Commission Expires: 11/26/10

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF SUMNER

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 , **Janice M. Granbery** 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 **Bettie Parsons Barger** , 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 30th day of September, 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: Bettie Parsons Barger

TO: Lauren Hodurski

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.

Janice M. Granbery

Janice M. Granbery, Affiant

Sworn to and subscribed before me this

30th day of September, 2010

Notary Public

My Commission Expires:

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires May 2, 2011