BILL GARRETT, Davidson County
Trans:T20100079933 DEEDWARR
Recvd: 12/20/10 14:20 3 pgs
Fees:18.00 Taxes:481.00
20101220-0101093

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

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

W & I Ref: DM Title No: 50691

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Paul Osborne 2609 Lumar Lane Nashville, Tennessee 37214	Primary Residential Mortgage 4750 W. Wiley Post Way Suite 200 Salt Lake City, Utah 84116

TAX MAP-PARCEL NUMBERS: 08412011200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$130,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Daniel Graves McClendon and spouse, Virginia Osborne McClendon,** hereinafter called the **Grantor,** have bargained and sold, and by these presents do hereby transfer and convey unto **Paul Osborne** 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. 37 on the Plan of Lincoya Hills of record in Book 1835, page 91, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Daniel Graves McClendon, Jr., et ux, Virginia Osborne McClendon by warranty deed from John L. Haley and wife, Beatrice Hagan Haley, dated Dec. 20, 1955 and recorded on Dec. 20, 1955 of record in Book 2486, page 368, 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 2011, and subsequent years; The Plan, with Owner's Certificate, of record in Book 1835 Page 91, said Register's Office, which Plan shows a 50 foot minimum building setback line from Lumar Drive and Merlyn Lane and a 10 foot easement for public utility purposes along the south line of said lot. And a 2 x 15 foot utility anchor easement located on the northwesterly corner of said lot.

This is improved property, known as: 2609 Lumar Lane, Nashville, Tennessee 37214

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 17th day of December, 2010 .

by Sherrie M. Tipton, AIF
Daniel Graves McClendon

Daniel Graves McClendon By: Sherrie M. Tipton, Atty-in-Fact

by Sherrie M. Tipton, AIF
Virginia Osborne McClendon

Virginia Osborne McClendon By: Sherrie M. Tipton, 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: $130,000.00

Affiant

Sworn and subscribed before me this 17th day of December, 2010

Notary Public

My Commission Expires:

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires May 2, 2011

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 , **Sherrie M. Tipton** 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 **Daniel Graves McClendon and spouse, Virginia Osborne McClendon** , as Attorney-in-Fact, as the free act and deed of the said Principal(s)Powers of Attorney being of record in Document No.20101220-0101091 , and Document No. *
Witness my hand and official seal at Nashville, Tennessee, this 17th day of December, 2010

20101220-0101092 Register's Office for Davidson County, Tennessee.

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: Daniel Graves McClendon and spouse, Virginia Osborne McClendon

TO: Paul Osborne

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.

Sherrie M. Tipton

Sherrie M. Tipton, Affiant

Sworn to and subscribed before me this 17th day of December, 2010

Notary Public

My Commission Expires:

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commissior Expires May 2, 2011