File Box 8

PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law
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Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

BILL GARRETT, Davidson County
Trans:T20110029231 DEEDWARR
Recvd: 05/17/11 09:55 3 pgs
Fees:18.00 Taxes:703.00
20110517-0037559

W & I Ref: DM Title No: 50875

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
James S. Rogers 7029 Poplar Creek Trace Nashville, Tennessee 37221	same

TAX MAP-PARCEL NUMBERS: 155-8-A-18.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$190,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Alanson R. Spalding and wife, Susan W. Spalding,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **James S. Rogers** 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. 18 on the Plan of Poplar Creek Estates Phase I of record in book 6250, page 647, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Alanson R. Spalding and wife, Susan W. Spalding, by Warranty Deed from Reyadh Redha and wife, Likaa Obaid, dated October 8, 2002 and recorded on October 9, 2002, of record in Doc. No. 20021009-0123141 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 2011, and subsequent years; The Plan, with Owner's Certificate, of record in Book 6250, Page 647, said Register's Office, which Plan shows a 25 foot minimum building setback line from Poplar Creek Trace, together with additional setback designations, and 2.5 by 20 foot utility anchor easement located on the northwest front corner of said Lot; The Declaration of Covenants, Conditions and Restrictions of record in Book 6474, page 346, Book 6486, page 587, Book 6662, page 433, Book 7270, page 648 Book 7964, page 33, Book 6804, page 536 Book 6987, page 966, Book 9472, page 824 and Doc. No. 20011017-0113305 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 Alanson R. Spalding and Susan W. Spalding by Sara L. Spalding pursuant to a Power of Attorney executed by them on the 10 day of May, 2011, of record in Instrument No. 20110517-0037558, 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: 7029 Poplar Creek Trace, 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 10th day of May, 2011 .

Alanson R. Spalding By: Sara L. Spalding, Atty-in-Fact

Susan W. Spalding By: Sara L. Spalding, 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: $190,000.00

Affiant

Sworn and subscribed before me this 10th day of May, 2011

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015

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 **Sara L. Spalding**, 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 **Alanson R. Spalding and Susan W. Spalding** , 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 10th day of May, 2011

Notary Public

My Commission Expires:

CHRISTY W. IVEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015

EXHIBIT "A"
To
Warranty Deed

FROM: Alanson R. Spalding and Susan W. Spalding

TO: James S. Rogers

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.

Sara L. Spalding, Affiant

Sworn to and subscribed before me this

10th day of May, 2011

Notary Public

My Commission Expires:_____

CHRISTY W. IVEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015