File Box 8

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)*

BILL GARRETT, Davidson County
Trans:T20110070043 DEEDWARR
Recvd: 11/07/11 10:31 3 pgs
Fees:18.00 Taxes:684.50
20111107-0086756

W & I Ref: DM Title No: 51058

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Susan C. Roberson 237 Hearthstone Manor Lane Brentwood, Tennessee 37027	Regions Bank d/b/a Regions Mortgage P O Box 1565 Cordova, Tennessee 38088-1565

TAX MAP-PARCEL NUMBERS: 160150A05000CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$185,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mary H. Wallace, Trustee under the Wallace Living Trust dated November 11, 1996,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Susan C. Roberson** 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. 50 Building 12 on the Plan of Hearthstone manor, phase IV, of record in Book 6200, page 144, amended in Book 6250, page 990, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to James O. Wallace and Mary H. Wallace, Trustees, or their successors in trust, under the Wallace Living Trust dated November 11, 1996, by Warranty Deed from Connie O. Snyder, married, dated June 30, 2005 and recorded on July 5, 2005, of record in Doc. No. 20050705-00767700, Register's Office for Davidson County, Tennessee. The said James O. Wallace has since died. Mary H. Wallace was appointed as Successor Trustee for J. O. Wallace under said trust.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2012, and subsequent years; All matters shown on the plan, with Owner's Certificate, of record in Book 6200, Page 144, amended in Book 6250, page 990, said Register's Office; The Declaration of Covenants, Conditions and Restrictions of record in Book 6424, page 839, Book 6582, page 154, Book 6600, page 3, Book 6884, page 251, Book 6916, page 230, Book 7393, page 749, Book 7398, page 907, Book 7403, page 563, Book 11404, page 149,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 Mary H. Wallace by Joseph G. Wallace pursuant to a Power of Attorney executed by her on the 25th day of October, 2011, 2011, of record in Instrument No. _____, 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: 237 Hearthstone Manor Lane, Brentwood, Tennessee 37027

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 4th day of November, 2011 .

Mary H. Wallace by Joan N. Wallace attorney-in-fact
Mary H. Wallace, Trustee

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: $185,000.00

Susan C Robinson
Affiant

Sworn and subscribed before me this 4th day of November, 2011

Notary Public

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES:
March 3, 2015

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 , **Joseph G. Wallace** 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 **Mary H. Wallace** , 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 4th day of November, 2011

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires:_____

MY COMMISSION EXPIRES:
March 3, 2015

EXHIBIT "A"

To

Warranty Deed

FROM: Mary H. Wallace, Trustee under the Wallace Living Trust dated November 11, 1996

TO: Susan C. Roberson

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.

Joseph G. Wallace, Affiant

Sworn to and subscribed before me this 4th day of November, 2011

Notary Public

My Commission Expires:_____

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015