- File Box 8

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
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Phone (615) 298-3312 - Fax 292-8746

BILL GARRETT, Davidson County
Trans:T20120062903 DEEDWARR
Recvd: 08/22/12 14:28 3 pgs
Fees:18.00 Taxes:1757.50
20120822-0075624

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

W & I Ref: Title No: 51506

Dav. Co. File: Box 8

ADDRESS NEW OWNER: Peggy C. Burkhalter 1005 West Grove Ave. Nashville, TN 37203	**RESPONSIBLE FOR TAX PAYMENT:** **New Owner**

TAX MAP-PARCEL NUMBERS: 105-9-315.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$475,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Charles R. Lee and wife, Linda S. Lee**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Peggy C. Burkhalter** 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 west 45 feet of the east 235 feet of Block 17 on the Map of Jones & Dudley's Addition to Nashville, of record in Book 57, Page 147, Register's Office for said County.

Said part of said lot fronts 45 feet on the south side of West Grove Avenue and runs back between parallel lines, parallel to and 190 feet west of the westerly margin of 10th Avenue South, 150 feet to an alley.

Being the same property conveyed to Charles R. Lee and wife, Linda S. Lee by deed from Creative Custom Homes, LLC, a Tennessee limited liability company, dated February 19, 2008, recorded February 26, 2008 in Instrument No. 20080220-0016781, 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 2012, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 57, Page 147, said Register's Office.

This instrument is executed on behalf of Charles R. Lee by Linda S. Lee pursuant to a Power of Attorney executed by her/him/them on the 9th day of August, 2012, of record in Instrument No. 20120822-0075623 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: 1005 West Grove Avenue, Nashville, Tennessee 37204

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 20 day of August, 2012.

Charles R. Lee By Linda S. Lee
Charles R. Lee
By. Linda S. Lee, Attorney in Fact

Linda S. Lee
Linda S. Lee

State of TENNESSEE
County of DAVIDSON

On this 20th day of August, 2012, before me the undersigned authority, personally appeared Linda S. Lee, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: _____

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-11-2013

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: $475,000.00

Affiant

Sworn and subscribed before me this 20th day of August, 2012

Notary Public

My Commission Expires: _____

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-11-2013

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 , **Linda S. Lee** 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 Charles R. Lee , 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 20th day of August, 2012

Notary Public

My Commission Expires:_____

DIANE K. MANN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-11-2013

EXHIBIT "A"

To

Warranty Deed

FROM: Charles R. Lee and Linda S. Lee

TO: W. Terry Burkhalter and Peggy Burkhalter

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.

Linda S. Lee

Linda S. Lee, Affiant

Sworn to and subscribed before me this

20th day of August, 2012

Notary Public

My Commission Expires:_____

DIANE K. MANN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-11-2013