This Instrument was prepared by:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
(615) 383-2903
Ref. No. G-VRE-07-2000

BILL GARRETT, Davidson County
Trans:T20120076530 AFFIDAVIT
Recvd: 10/09/12 10:40 3 pgs
Fees:17.00 Taxes:0.00
20121009-0092341

AFFIDAVIT

I, **Laura Mitchell**, an employee of Rudy Title and Escrow, LLC, hereinafter referred to as Affiant, being first duly sworn, makes oath as follows:

1. That Affiant presently works at Rudy Title and Escrow, LLC located at 2012 21st Avenue South, Nashville, TN 37212.

2. That Affiant's Company conducted a real estate closing on April 13, 2007 for the property known as 2000 Riverwood Drive, Nashville, TN 37216 whereby said property was conveyed by Warranty Deed dated April 13, 2007 and recorded April 18, 2007 in **Instrument No. 20070418-0046232 in the Register's Office for Davidson County, Tennessee** from **James L. Edwards, a married man** (Grantor) to **Charles Booth, unmarried and Danicia Wright, unmarried** (Grantors).

3. That the Grantor **James L. Edwards** executed a Specific Power of Attorney on March 20, 2007 appointing **Ava Mire** as his Attorney-in-Fact and authorizing **Ava Mire** to sign said Warranty Deed in his behalf.

4. That said original Specific Power of Attorney executed by **James L. Edwards** was received and reviewed by Affiant's Company but Affiant's Company failed to have said original Specific Power of Attorney recorded.

5. That Affiant is now unable to locate said original Specific Power of Attorney but has evidence of its existence in the form of a photocopy (See Attached Exhibit "A").

6. That Affiant has prepared and recorded this Affidavit for the purpose of proving that the Specific Power of Attorney authorizing **Ava Mire** to sign the aforementioned Warranty Deed in behalf of **James L. Edwards** was properly executed.

FURTHER AFFIANT SAITH NOT.

Laura Mitchell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Affiant, Laura Mitchell, with whom I am personally acquainted, who made oath that the statements contained in the foregoing affidavit are true of Affiant's own knowledge.

Witness my hand and official seal this 4th day of October, 2012.

Notary Public

My Commission Expires: 1-9-16

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Prepared By: Jack Cass Wilson, Attorney at Law,
3021-A Gallatin Pike
Nashville, TN 37216

SPECIFIC POWER OF ATTORNEY

Know all men by these presents that I, James L. Edwards have made, constituted and appointed, and do by these presents make, constitute and appoint Ava Mire my true and lawful attorney to convey any interest which I hold in and to the following described property:

Legal Description as Exhibit "A"

Municipally known as: **2300 Riverwood Drive, Nashville, TN 37216**

And for that purpose for me and in my name, place and stead, and for my use and benefit, as my act and deed, to do and execute any and all things necessary or desirable to effect the sale of said property, including, but not in limitation thereof the following:

To execute a deed of conveyance concerning said property; to approve a closing statement, disclosure and loan disbursement statement; to execute any and all loan company forms required or necessary to effect the foregoing; to endorse checks, drafts or money orders in satisfaction of the selling price of said property; and generally to execute and deliver all forms or documents executed and delivered in connection with the sale of said property.

Giving and granting unto my said attorney full power and authority to do and perform all and every deed, act, matter and thing, whatsoever in and about the forgoing as full y and effectually to all intents and purposes as we might or could do in my own proper person if personally present, the above specifically enumerated powers being in aid and exemplification of the full, complete and general powers hereinabove granted, and not in limitation or definition thereof, and hereby ratify all that my said attorney shall lawfully do or cause to be done by virtue of these presents.

This power of attorney shall not be affected by my disability or incompetence and shall remain in full force and effect until the closing of the transaction or until revoked by written instrument executed by me and recorded in the office of the Register of Deeds of the county in which the property is located.

I hereby declare that any act or thing lawfully done hereunder by said attorney shall be binding on me, my heirs, legal and personal representatives and assigns, whether the same shall have been done before or after my death, or other revocation of this instrument, unless and until reliable intelligence or notice thereof shall have been received by said attorney and those persons relying upon his/her representations.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 20th day of March, 2007.

James L. Edwards

James L. Edwards

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 James L. Edwards to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that he/she executed the same as his/her free act and deed for the purposes therein contained.

Witness my hand and seal at office this 20th day of March, 2007.

My Commission Expires:

Renee Castillo
Notary Public

Renee Castillo
MY COMMISSION # D0252490 EXPIRES
September 22, 2007
BONDED THRU TROY FAIN INSURANCE, INC

EXHIBIT "A"

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE DESCRIBED AS FOLLOWS, TO WIT: BEING LOT NO. 15 OF BLOCK "A" ON THE MAP OF HAPPY VALLEY SUBDIVISION, NOT OF RECORD AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE SOUTHERLY MARGIN OF WILLIAMS FERRY ROAD, THE CORNER OF LOTS NOS. 15 AND 16; THENCE WITH THE LINE BETWEEN SAID LOTS SOUTHERLY 170.5 FEET TO THE CORNER OF SAID LOTS AND OF LOTS NOS. 34 AND 35; THENCE WITH THE LINE BETWEEN LOTS NOS. 15 AND 34 WESTERLY 75 FEET TO THE CORNER OF SAID LOTS AND OF LOTS NOS. 14 AND 33; THENCE WITH THE LINE BETWEEN LOTS NOS. 15 AND 14 NORTHERLY 168.5 FEET TO THE SOUTH MARGIN OF WILLIAMS FERRY ROAD; THENCE WITH THE MARGIN OF THE SAME EASTERLY 75 FEET TO THE POINT OF BEGINNING.