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

BILL GARRETT, Davidson County
Trans:T20120078714 DEEDWARR
Recvd: 10/16/12 15:03 4 pgs
Fees:23.00 Taxes:111.00
20121016-0094944

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref: Title No: 51455

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Shirlene Warfield and Florene Jones 3320 Panorama Dr. Nashville, TN 37218	New Owner

TAX MAP-PARCEL NUMBERS:

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$30,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jessica Marks, unmarried, Delores M. Harris, unmarried, and Mary Crawford, Clarise E. Ridley, Richard Crawford, Jr., Anthony Crawford and Walter Crawford**, all of the Heirs at Law of Mary Washington, deceased, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Shirlene Warfield** and Florene Jones, 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. 516 on the Plan of Bordeaux Hills, Section VI, of record in Book 3842, Page 10, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jesse Marks, Delores M. Harris and Mary Washington by deed from Willard Grady Garton and wife, Bettie Annette Garton, dated July 22, 1969, recorded July 24, 1969 in Book 4352, Page 470, Register's Office for Davidson County, Tennessee. Jesse Marks conveyed his interest in subject property to Jessica Marks by Quitclaim Deed dated September 16, 2011, recorded September 19, 2011, of record in Instrument No. 20110919-0072182, Register's Office for Davidson County, Tennessee. The said Mary Washington having since died. By Affidavit of Heirship recorded simultaneously herewith, Delores M. Harris and Richard Crawford were established as the heirs at law of Mary Washington. The said Richard Crawford having predeceased Mary Washington. By Affidavit of Heirship recorded simultaneously herewith, Mary Crawford, Clarise E. Ridley, Richard Crawford, Jr. Anthony Crawford and Walter Crawford were established as the heirs at law of Richard Crawford. Inst #20121016009494 0

#20121016009494 0

This conveyance is subject to: Taxes for 2013, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 3842, Page 10, said Register's Office, which Plan shows a 30 foot minimum building setback

line from Panorama Drive, and 20 foot easement for public utility purposes along the rear line. Restrictions of record in Book 3917, Page 529, said Register's Office.

This instrument is executed on behalf of Delores M. Marks by Charlie Mae Petway pursuant to a Power of Attorney executed by her/him/them on the 24th day of July, 2012, of record in Instrument No. 20120724-0065003, Register's Office for Davidson, County, Tennessee, on behalf of Anthony Crawford by Charlie Mae Petway pursuant to a Power of Attorney executed by him on the 20th day of July, 2012, of record in Instrument No. 20121016009494 2, Register's Office for Davidson County, Tennessee, and on behalf of Mary Crawford, Clarise E. Ridley, Richard Crawford, Jr. and Walter Crawford by Charlie Mae Petway pursuant to a Power of Attorney executed by them on the 20th day of July, 2012, of record in Instrument No. 20121016009494 3, 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: 3320 Panorama Drive, Nashville, Tennessee 37218

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 12th day of October, 2012 .

Jessica Marks

Delores M. Harris by Charlie Mae Petway atty in Fact
Delores M. Harris
By: Charlie Mae Petway, Attorney in Fact

Mary Crawford by Charlie Mae Petway atty in Fact
Mary Crawford
By: Charlie Mae Petway, Attorney in Fact

Clarise E. Ridley by Charlie Mae Petway atty in Fact
Clarise E. Ridley
By: Charlie Mae Petway, Attorney in Fact

Richard Crawford Jr by Charlie Mae Petway atty in Fact
Richard Crawford, Jr.
By: Charlie Mae Petway, Attorney in Fact

Anthony Crawford by Charlie Mae Petway atty in Fact
Anthony Crawford
By: Charlie Mae Petway, Attorney in Fact

Walter Crawford by Charlie Mae Petway atty in Fact
Walter Crawford
By: Charlie Mae Petway, Attorney in Fact

State of TENNESSEE
County of DAVIDSON

On this 12th day of October, 2012 , before me the undersigned authority, personally appeared **Jessica Marks** , 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.

My Commission Expires: _____

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

Notary

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 , **Charlie Mae Petway** 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 Delores M. Harris, Mary Crawford, Clarise E. Ridley, Richard Crawford, Jr., Anthony Crawford and Walter Crawford, 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 12th day of October, 2012

Notary Public

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

My Commission Expires:_____

EXHIBIT "A"
To
Warranty Deed

FROM: Jessica Marks and Delores M. Harris and Mary Crawford and Clarise E. Ridley and Richard Crawford, Jr. and Anthony Crawford and Walter Crawford

TO: Shirlene Warfield

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.

Charlie Mae Petway
Charlie Mae Petway, Affiant

Sworn to and subscribed before me this

12th day of October, 2012

Notary Public

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

My Commission Expires:_____

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: $30,000.00

Shirlene Warfield
Affiant

Sworn and subscribed before me this 12th day of October, 2012

Diane K. Mann
Notary Public

My Commission Expires: _____

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