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:T20120078833 DEEDWARR
Recvd: 10/17/12 09:45 3 pgs
Fees:18.00 Taxes:832.50
20121017-0095073

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref: DM Title No: 51522

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
John Taylor 6017 Post Road Nashville, TN 37205	Prime Lending, Plains Capital Company ISAOA ATIMA 18111 Preston Road, Ste 900 Dallas, TX 75252

TAX MAP-PARCEL NUMBERS: 11613008200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$225,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Susan Ward Humphreys, unmarried,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto, **John Taylor a single man,** 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 on the Plan of Harding Park of record in Book 2331, page 120, Register's Office for said County.

Said Lot No. 50 fronts 108 feet on the easterly margin of Post Road and extends back 203.8 feet on the southerly line and 204.6 feet on the northerly line to a dead line in the rear, measuring 108 feet thereon.

Being the same property conveyed to David C. Humphreys and spouse, Susan W. Humphreys by Warranty Deed from David A Young and spouse, Suzanne B. Young, dated June 29, 1998 and recorded on June 30, 1998, of record in Book 10998, page 715, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated July 2, 2004, recorded July 8, 2004, of record in Doc. No. 20040708-0081557, said Register's Office, David C. Humphreys conveyed his interest in subject property to Susan W. Humphreys. The said Susan W. Humphreys, Susan Ward and Susan Ward Humphreys all being one and the same person.

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 Book 2331, page 120, said Register's Office, which Plan shows a 50 foot minimum building setback line from Post Road and a 20 foot easement for public utility purposes along the rear and southerly lines; the right of way of the NC & STL Railroad along the rear line of subject property.

This instrument is executed on behalf of Susan Ward Humphreys by pursuant to a Power of Attorney executed by her on the 18th day of November, 2010, of record in Instrument No. 20101124-0094132, 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: 6017 Post Road, Nashville, Tennessee 37205

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 .

Susan Ward Humphreys
by Corinne P. Ward, Attorney in Fact

Susan Ward Humphreys
By: Corinne P. Ward, Attorney 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: $225,000.00

Affiant

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

Notary Public

My Commission Expires: 8/16/14

JANE GRIZZER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 , **Corinne P. Ward** 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 **Susan W. Humphreys aka Susan Ward Humphreys**, as her 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

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: Susan Ward Humphreys

TO: John P. Taylor

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.

Corinne P. Ward

Corinne P. Ward, Affiant

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

Notary Public

My Commission Expires:

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: March 3, 2015