THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: Box 8 | MAP-PARCEL NUMBERS: |
|---|---|---|
| Michael L. Sirls<br>2602 Belmont Blvd.<br>Nashville, TN. 37212 | The Lomas & Nettleton Co.<br>4460 Corporation Lane<br>Virginia Beach, VA.23462 | 24W-525<br>MAP 117-4<br>PARCEL 109 |

**WARRANTY DEED**

BOOK 6485 PAGE 154

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, SUSAN R. JACKSON , unmarried hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto MICHAEL L. SIRLS hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

LAND in Davidson County, Tennessee, being the northerly 20 feet of the westerly 120 feet of Lot No. 109 and the southerly 30 feet of the westerly 120 feet of Lot No. 110 on the Belmont Land Company's Plan, called "Belmont Heights", as of record in Book 421, page 34, Register's Office for said County.

SAID parts of Lots Nos. 109 and 110 front together 50 feet on the easterly side of Belmont Boulevard and run back between parallel lines, 120 feet to a dead line.

BEING the same property conveyed to Susan R. Jackson by deed from Rebecca Graham and husband, Charles L. Graham, of record in Book 5350, page 524, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

This instrument is executed on behalf of Susan R. Jackson by Alan Mitchell as her Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith.
The affidavit of said attorney in fact is attached as an exhibit to this deed and incorporated herein by reference.

This is (un)improved property, known as 2602 Belmont Blvd., Nashville, TN. 37212.

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; and Grantor covenants with the said Grantee that Grantor is lawfully seized 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; and 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. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 30th day of January, 19 85.

Susan R. Jackson
BY: Alan Mitchell, Attorney in Fact

**STATE OF TENNESSEE**
**COUNTY OF** _____

On this _____ day of _____, 19___, before me personally appeared _____, 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 that _he_ executed the same as _____ free act and deed.

My Commission Expires: _____

Notary Public

**STATE OF TENNESSEE**
**COUNTY OF** _____

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that _he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

_____
Notary Public

My Commission Expires:_____

**STATE OF TENNESSEE**
**COUNTY OF** Davidson

The actual consideration or value, whichever is greater, for this transfer is $43,500.00.

+ Michael L. Sirls
Affiant

Subscribed and sworn to before me, this the 30th day of January, 19 85.

_____
Notary Public

My Commission Expires: 10-24-88

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 Alan Mitchell with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument on behalf of Susan R. Jackson as her Attorney in Fact as the free act and deed of the within named Susan R. Jackson.

Witness my hand and official seal at Nashville, Tennessee, this the 30th day of January, 1985.

_____
Notary Public

My Commission expires:

10-24-88

**WARRANTY DEED**

from:
SUSAN R. JACKSON

to:
MICHAEL L. SIRLS

return to: cg
**PERCY WILKINS, JR.**
and
**CHRISTY WILKINS IVEY**
**Attorneys at Law**
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157
TN-23206

BOOK 6485 PAGE 156

STATE OF Tennessee

COUNTY OF Davidson

# A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. 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 the principal's death, disability or incapacity.

Further the Affiant saith not.

Affiant Alan Mitchell

Sworn to and subscribed before me this 30th day of January, 19 85.

Notary Public

My Commission Expires: 10-24-88

NOTARY PUBLIC AT LARGE STATE OF TENN

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN
JAN 31 2 54 PM 1985
IDENTIF. REFERENCE

1.8.0.4.8.1

3058 01/31/122.60- CHECK

**OFFICIAL RECEIPT**
**FELIX Z. WILSON, II**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

BOOK 6485 PAGE 157

RECEIVED OF _____

FOR _____

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | | |

43500.00- CANT
113.10 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 122.60-
8058A01/31/85 BAL .00

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

I 8 0 4 6 I

IDENTIF. REFERENCE

JAN 31 2 54 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 105556