PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (jcb) (Title No: 31010)
Dav. Co. File: Box 8

PERCY WILKINS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 68890.21

Affiant

Sworn and subscribed before me this 5th day of August, 1991.

Notary Public

My Comm. Expires: 9/24/92

**ADDRESS NEW OWNER:**
Stephen L. Averett
4113-B Nebraska Avenue
Nashville, TN 37209

**MORTGAGEE:**
Fidelity Federal Savings & Loan Association
401 Union Street
Nashville, TN 37219

**MAP-PARCEL NUMBERS**
103-04-386 25W-05235

# *WARRANTY DEED*

**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, the undersigned **Laurie V. Sanders, now known as Laurie V. Sanders Lee, and spouse, Thomas Hayden Lee** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Stephen L. Averett,** 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. 55A on the plan of Zone Lot Division westerly part of Lot No. 55 West End Annex, of record in Book 2800, page 164, Register's Office for said County.

SAID Lot No. 55A fronts 25.00 feet on the southerly margin of Nebraska Avenue and extends back 157.79 feet on the easterly line and 157.70 feet on the westerly line to a dead line in the rear, measuring 25.00 feet thereon.

BEING the same property conveyed to Laurie V. Sanders, unmarried, by deed from David Paul Robinson and wife, Susan H. Robinson of record in Book 7244, page 406, 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..

The property herein conveyed is subject to restrictive covenants of record in Book 6023 Page 703 said Register's Office, and to the matters set forth in the referenced Plan of record.

This instrument is executed on behalf of Thomas Hayden Lee by Laurie V. Sanders Lee as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a first mortgage deed of trust to Fidelity Federal Savings & Loan Association, of record in Book 7244, page 409, said Register's Office, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said Grantee.

**This is improved property, known as:** 4113-B Nebraska Avenue, Nashville, TN 37209

**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 5th day of August, 1991.

Laurie V. Sanders Lee
**Laurie V. Sanders Lee**

Thomas Hayden Lee
**Thomas Hayden Lee BY Laurie V. Sanders Lee, Attorney in Fact**

**State of Tennessee**
**County of Davidson**

On this 5th day of August, 1991, before me the undersigned authority, personally appeared Laurie V. Sanders 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.

PERCY WILKINS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 9/24/92

Notary Public

State of Tennessee
County of Davidson

BOOK 8415 PAGE 59

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Laurie V. Sanders 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 **Thomas Hayden Lee**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this the 5th day of August, 1991.

Notary Public

PEGGY WILKINS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 9/24/92

---

**EXHIBIT "A"**
**To**
**WARRANTY DEED**

**FROM: Laurie V. Sanders Lee, et vir**

**TO: Stephen L. Averett**

FILED AUG 6 3 58 PM '91 IDENTIFICATION REFERENCE 37.182

**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.

References to the singular include the plural, when applicable.

Laurie V. Sanders Lee
**Laurie V. Sanders Lee, Affiant**

Sworn to and subscribed before me this
5th day of August, 1991.

Notary Public

PEGGY WILKINS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 9/24/92

1352 08/06 0101 03CHECK 261.93



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

RECEIVED OF _____

FOR _____

BOOK 8415 PAGE 60

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | | |

CAMT 68890.21
CON TX 254.93
PRFEE 1.00
WDEED 6.00
TOTAL 261.93
CHECK 261.93

08/06/91 01 15:59 0001 1352

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

37182

IDENTIFICATION REFERENCE

AUG 6 3 58 PM '91

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 447927