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: (kd) (Title No: 31516)
Dav. Co. File: Box 8

PERCY WILKINS, JR. 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: $ 127000.00

Elizabeth Gaye Jeans Karlson
Affiant

Sworn and subscribed before me this 29th day of January, 1992.

Notary Public

My Comm. Expires: 9/24/92

**ADDRESS NEW OWNER:**
Elizabeth Gaye Jeans Karlson
2711 Wortham Avenue
Nashville, Tennessee 37215

**RESPONSIBLE FOR PAYMENT OF TAXES:**
First Southern FederalSavings Bank
P. O. Box 150201
Nashville, Tennessee 37215

**MAP-PARCEL NUMBERS**
117-02-111

# *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 **Emery F. Hill and spouse, Kathleen A. Hill,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Elizabeth Gaye Jeans Karlson, a single person,** 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. 11 of Block 4 on the Plan of E. L. Hampton's Subdivision of the Stokes Tract of record in Book 974, page 24, Register's Office for said county.

SAID Lot No. 11 fronts 100 feet on the westerly margin of Wortham Avenue (formerly Midland Avenue) and extends back 157 feet on the northerly line and 157.1 feet on the southerly line to a dead line in the rear, measuring 100 feet thereon.

BEING the same property conveyed to Emery F. Hill and wife, Kathleen A. Hill by deed from Lois C. Duke, a single woman of record in Book 6226, page 829, 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..

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 Emery F. Hill and Kathleen A. Hill by Martha S. Hoehn 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.

80673

IDENTIFICATION REFERENCE

JAN 31 11 20 AM '92

DAVIDSON COUNTY, TN

47.50

**This is improved property, known as:** 2711 Wortham Avenue, Nashville, Tennessee 37215

**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 29th day of January, 1992.

Emery F. Hill
**Emery F. Hill, By: Martha S. Hoehn, Atty-In-Fact**

Kathleen A. Hill
**Kathleen A. Hill, By: Martha S. Hoehn, Atty-In-Fact**

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

On this 29th day of January, 1992, before me the undersigned authority, personally appeared Martha S. Hoehn, 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: 9/24/92

Notary Public

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 **Martha S. Hoehn**, 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 **Emery F. Hill and Kathleen A. Hill**, 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 29th day of January, 1992.

Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 9/26/92

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

**FROM: Emery F. Hill and Kathleen A. Hill**

**TO: Elizabeth Gaye Jeans Karlson**

# 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.

Martha S Hoehn
**Martha S. Hoehn, Affiant**

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Sworn to and subscribed before me this

29th day of January, 1992.

Notary Public

My Commission Expires: 9/26/92



**OFFICIAL RECEIPT**

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8539 PAGE 636

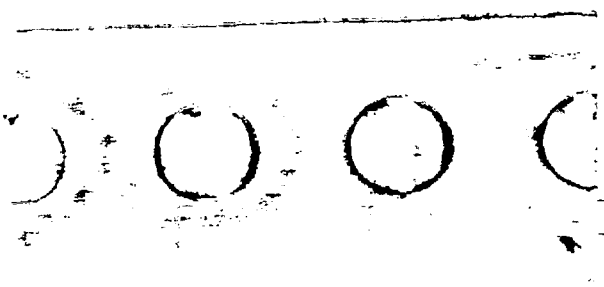
| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

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

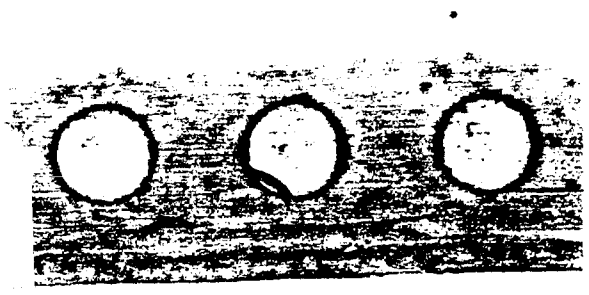
CAMT
127000.00

CON TX 469.90
PRFEE 1.00
WDEED 6.00
TOTAL 476.90
CHECK 476.90

01/31/92 01 11:20 0001 1517



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



80673

IDENTIFI REFERENCE

JAN 31 11 20 AM 1992

DAVIDSON COUNTY, TN

No. 497858