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: (ck) (Title No: 32280)
Dav. Co. File: Box 8

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 53500.00

Gary Lee Root
Affiant

Sworn and subscribed before me this 31st day of August, 1992.

Christy Wilkins Ivey
Notary Public

My Comm. Expires: Sept 16, 1995

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

ADDRESS NEW OWNER:
Deborah Suzanne Suddath
576 Brook View Drive
Antioch, Tennessee 37013

RESPONSIBLE FOR PAYMENT OF TAXES:
NationsBanc Mortgage Corporation
P.O. Box 353
Louisville, Kentucky 40201-0353

MAP-PARCEL NUMBERS
162-10-147

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 **Dawn E. Wells, a single person,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Deborah Suzanne Suddath and spouse, Gary Lee Root,** 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. 147 on the plan of Brook-View Estates Section 2, of record in Book 4460, page 163, Register's Office for said County.

SAID Lot No. 147, which is a corner lot, fronts 103.20 feet on the southeasterly margin of Amelia Drive and fronts 55.35 feet on the southwesterly margin of Brook View Drive, said frontages being joined by a curve having a length of 39.27 feet, and extends back 120.00 feet on the southeasterly line and 119.41 feet on the southwesterly line to a point of intersection.

BEING the same property conveyed to Dawn E. Wells by deed from Glenn David Edwards et ux Judith L. Edwards of record in Book 5146, page 353, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 4689 Page 561 said Register's Office, and to the matters set forth in the referenced Plan of record.

This instrument is executed on behalf of Dawn E. Wells by Joel T. Riggs 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.

4 3 2 3 8

IDENTIFICATION REFERENCE

SEP 4 10 16 AM '92

CLERK & MASTER WILSON II REGISTER DAVIDSON COUNTY, TN

This is improved property, known as: 576 Brook View Drive, Antioch, Tennessee 37013

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 31st day of August, 1992.

Dawn E. Wells

Dawn E. Wells, By: Joel T. Riggs, Atty-In-Fact

State of Tennessee
County of Davidson

On this 31st day of August, 1992, before me the undersigned authority, personally appeared Joel T. Riggs, 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.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: Sept 16, 1995

Christy Wilkins Ivey
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 **Joel T. Riggs**, 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 **Dawn E. Wells**, 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 31st day of August, 1992.

CHRISTI ANN WILLIAMSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

My Commission Expires: Sept 16, 1995

EXHIBIT "A"
To
WARRANTY DEED

FROM: Dawn E. Wells

TO: Deborah Suzanne Suddath and Gary Lee Root

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.

Joel T. Riggs

Joel T. Riggs, Affiant

Sworn to and subscribed before me this

31st day of August, 1992.

Notary Public

My Commission Expires: Sept 16, 1995

CHRISTI ANN WILLIAMSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

3831 09/04 0101 03CHECK 206.95



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

RECEIVED OF _____

FOR _____

BOOK 8722 PAGE 443

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 53500.00
				CON TX 197.95
				PRFEE 1.00
				WDEED 8.00
				TOTAL 206.95
				CHECK 206.95
		09/04/92	01	10:17 0001 3831

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4 3 2 3 8

IDENTIFICATION REFERENCE

SEP 4 10 16 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 567510