PREPARED BY (AND RETURN TO):
**WILKINS & IVEY,** Attorneys
2405 Crestmoor Road; P.O. Box 150152
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (cmw) (Title No: 33910)
Dav. Co. File: Box 8

PERRY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
EXP. 7/27/96

**State of Tennessee**
**County of Davidson**
The actual consideration or value, whichever is greater, for this transfer is: $ 83000.00

Affiant

Sworn and subscribed before me this 22nd day of October, 1993.

Notary Public

My Comm. Expires:

| ADDRESS NEW OWNER: | RESPONSIBLE FOR PAYMENT OF TAXES: | MAP-PARCEL NUMBERS |
|---|---|---|
| Virginia Gay Bartlett | Community Mortgage Corporation | 173-01-0 040.00 |
| 629 Monte Carlo Drive | 6389 Quail Hollow | 05DU 26172 |
| Antioch, TN 37013 | Memphis, TN 38120 | |

# *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 **Michael J. Crowley and Martha Gayle Starr, both single persons,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Virginia Gay Bartlett, 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. 390 On the plan of Monte Carlo Estates Section 1, of record in Book 4675, page 68, Register's Office for said County.

SAID Lot No. 390 fronts 80.0 feet on the southeasterly margin o Monte Carlo Drive and extends back 149.51 feet on the northeasterly line and 152.47 feet on the southwesterly line to a broken line in the rear, measuring 88.38 feet thereon.

BEING the same property conveyed to Michael J. Crowley and Martha Gayle Starr, as joint tenants with rights of survivorship by deed from Joel R. LaFevor and spouse, Christie A. LaFevor of record in Book 8122, page 121, 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 4781 Page 858 said Register's Office, and to the matters set forth in the referenced Plan of record and 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 Michael J. Crowley by Warren V. Picillo, Jr. 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.

**This is improved property, known as:** 629 Monte Carlo Drive, Antioch, TN 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 22nd day of October, 1993.

**Michael J. Crowley, By: Warren V. Picillo, Jr., Atty-In-Fact**

**Martha Gayle Starr**

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

On this 22nd day of October, 1993, before me, the undersigned authority, personally appeared **Martha Gayle Starr**, 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.

PERRY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
EXP. 7/27/96

My Commission Expires: _____

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 **Warren V. Picillo, Jr.**, 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 **Michael J. Crowley**, 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 22nd day of October, 1993.

Notary Public

My Commission Expires:_____

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
EXP. 7/27/96

77824
IDENTIF. A REFERENCE

93 OCT 25 PM 3:23
REGISTER

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

**FROM: Michael J. Crowley and Martha Gayle Starr**

**TO: Virginia Gay Bartlett**

## 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.

**Warren V. Picillo, Jr., Affiant**

Sworn to and subscribed before me this

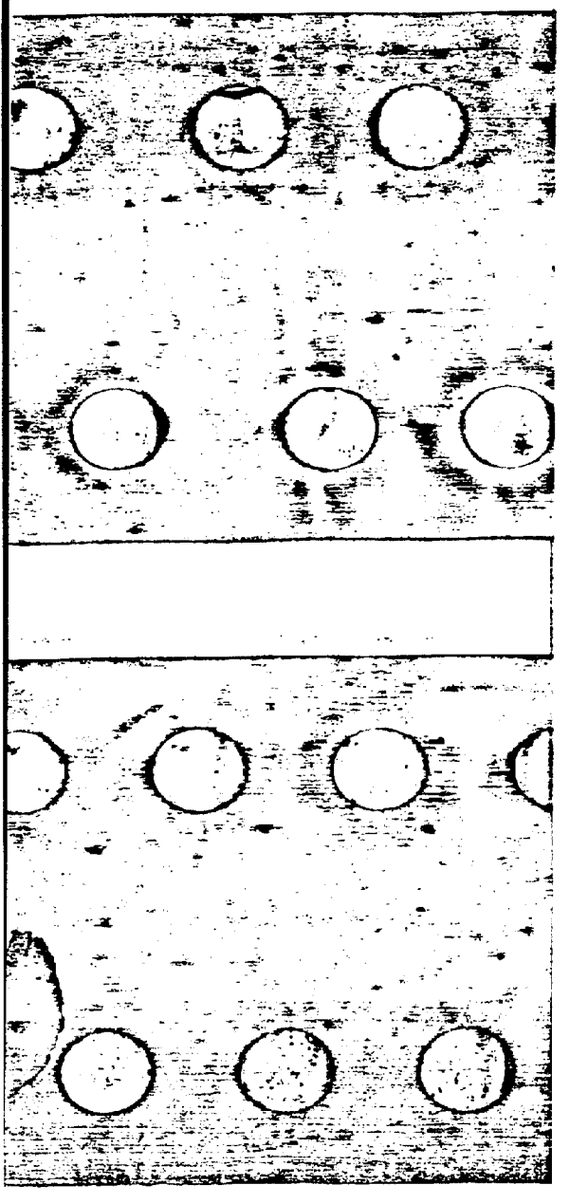
22nd day of October, 1993.

Notary Public

My Commission Expires:_____

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
EXP. 7/27/96

5893 10/26 0101 03CHECK 316.10



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 9126 PAGE 406

| | | |
|---|---|---|
| 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 83000.00 |
| | | | | CON TX 307.10 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 8.00 |
| | | | | TOTAL 316.10 |
| | | | | CHECK 316.10 |
| 10/26/93 | | 01 | | 09:33 0001 5893 |

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

77824
IDENTIFICATION REFERENCE

93 OCT 25 AM 9:33
REGISTER
DAVIDSON COUNTY, TN

No. 713716