BOOK 9673PG163

61217

IDENTIFICATION REFERENCE

95 MAY 16 PM 1:57

FELIX ... REGISTER
DAVIDSON COUNTY, TN.

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (kd) Title No: 36272
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Keith M. Thompson 64 Wyn Oak Nashville, Tennessee 37205	NEW OWNER

TAX MAP-PARCEL NUMBERS: 104-14G-61

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 **Jerry C. Wilkins and spouse, Virginia V. Wilkins,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Keith M. Thompson, 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. 92 on the plan of the Revised Final Plat of Whitworth, of record in Book 6900, page 140 thru 144, Register's Office for said County.

SAID Lot No. 92 fronts 60.15 feet on the southwesterly margin of Wyn Oak and extends back between parallel lines 100.24 feet to a dead line in the rear.

BEING the same property conveyed to Jerry C. Wilkins and spouse, Virginia V. Wilkins by deed from Rochford Realty and Construction Co., Inc. of record in Book 9570, page 125, 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 the restrictive covenants, liens and other matters set forth in Book 8026, Page 305, Book 8047, page 243 and Book 8282, page 45, said Register's Office, and to the matters set forth in the referenced Plan of record.

This instrument is executed on behalf of Virginia V. Wilkins by Jerry C. Wilkins 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: 64 Wyn Oak, Nashville, Tennessee 37205

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 12th day of May, 1995.

Jerry C Wilkins
Jerry C. Wilkins

Virginia V Wilkins
Virginia V. Wilkins, By: Jerry C. Wilkins, Atty-In-Fact

State of Tennessee
County of Davidson

On this 12th day of May, 1995, before me the undersigned authority, personally appeared **Jerry C. Wilkins**, 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: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/16/95

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 340000.00

Affiant

Sworn and subscribed before me on the 12th day of May, 1995.

Notary Public

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/16/95

State of Tennessee
County of Davidson

BOOK 9673PG165

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jerry C. Wilkins**, 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 **Virginia V. Wilkins**, 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 12th day of May, 1995.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/16/95

Notary Public

My Commission Expires:_____

EXHIBIT "A"
To
WARRANTY DEED

FROM: Jerry C. Wilkins and Virginia V. Wilkins

TO: Keith M. Thompson

1515 05/16 0101 03CHECK 1271.00

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.

Jerry C. Wilkins

Jerry C. Wilkins, Affiant

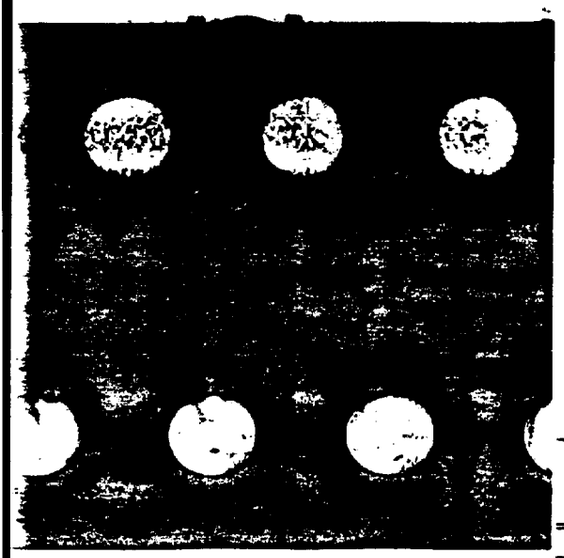
Sworn to and subscribed before me this

12th day of May, 1995.

Notary Public

My Commission Expires:_____

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/16/95



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

RECEIVED OF _____

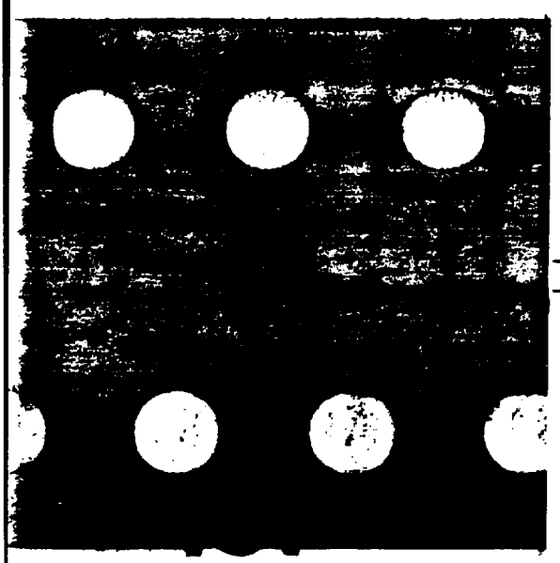
FOR _____

BOOK 9673 PG 166

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	
				340000.00
			CON TX	1258.00
			PRFEE	1.00
			WDEED	12.00
			TOTAL	1271.00
			CHECK	1271.00
05/16/95	01	13:58	0001	1515

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



61217
IDENTIF. ↑ REFERENCE

95 MAY 16 PM 1:57
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 910881