File Box "7"
Saturn & Mazer
34255

BOOK 9968 PG 761

96 MAR -5 PM 1:27

0156915

IDENTIF. & REFERENCE

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: (cmw) Title No: 37441
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Allison B. Harnell 6613 Jocelyn Hollow Road Nashville, TN 37205	SunTrust Mortgage, Inc. P.O. Box 100100 Atlanta, GA 30348-0100

TAX MAP-PARCEL NUMBERS: 129-01-034 08DZ 71805

WARRANTY DEED

4962 03/05 0101 03CHECK 697.13

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 **Dean F. Sittig and spouse, JoAnn Kaalaas-Sittig,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Allison B. Harnell, unmarried,** 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. 996 on the plan of West Meade Farms, Inc., Section XV, of record in Book 2663, pages 54 and 55, Register's Office for said county.

SAID Lot No. 996 fronts 160.7 feet on the southeasterly margin of Jocelyn Hollow Road and extends back 612.4 feet on the northeasterly line and 750 feet on the southwesterly line to a dead line in the rear, measuring 210.8 feet thereon.

BEING the same property conveyed to Dean F. Sittig and spouse, JoAnn Kaalaas-Sittig, by deed from Anne Robinson Dale, a single person, of record in Book 8634, page 732, said Register's Office.

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 2794 Page 611 said Register's Office, and to the matters set forth in the referenced Plan of record.

This instrument is executed on behalf of JoAnn Kaalaas-Sittig by Dean F. Sittig 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: 6613 Jocelyn Hollow Road, Nashville, TN 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 29th day of February, 1996.

Dean F. Sittig

JoAnn Kaalaas-Sittig, By: Dean F Sittig, Atty-In-Fact

State of Tennessee
County of Davidson

On this 29th day of February, 1996, before me the undersigned authority, personally appeared **Dean F. Sittig**, 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 JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/98

My Commission Expires: _____ 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: $ 184900.00

Affiant

Sworn and subscribed before me on the 29th day of February, 1996.

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MAZER

My Commission Expires: 7/25/98 Notary Public

BOOK 9968 PG 763

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 **Dean F. Sittig**, 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 **JoAnn Kaalaas-Sittig**, 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 February, 1996.

Notary Public

My Commission Expires: 7-27-96

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

EXHIBIT "A"
To
WARRANTY DEED

FROM: Dean F. Sittig and JoAnn Kaalaas-Sittig

TO: Allison B. Harnell

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.

Dean F. Sittig

Dean F. Sittig, Affiant

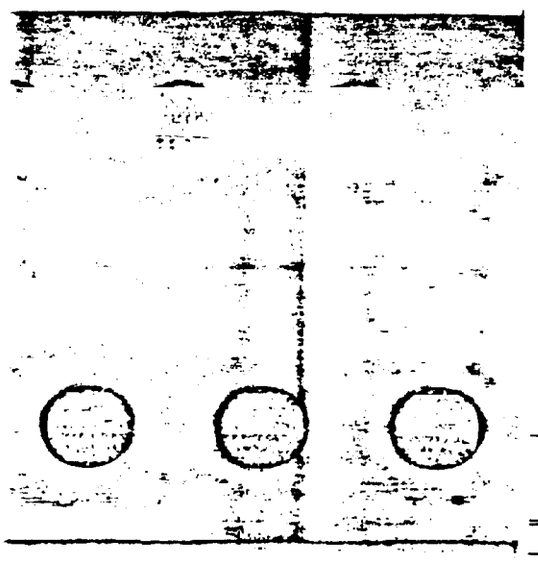
Sworn to and subscribed before me this

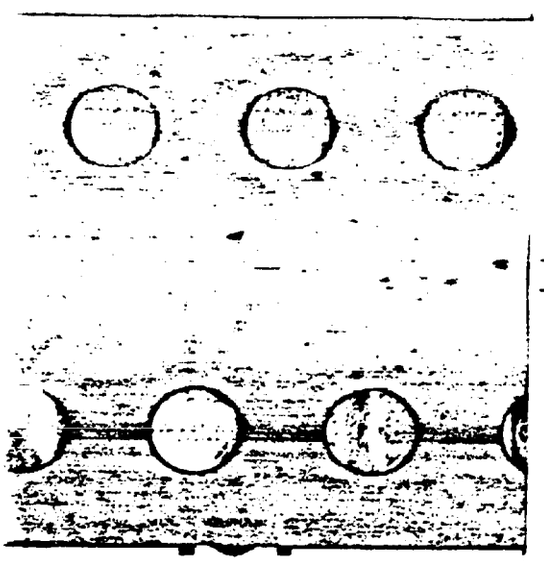
29th day of February, 1996.

Notary Public

My Commission Expires: 7-27-96

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





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

RECEIVED OF _____

FOR _____

BOOK 9968 PG 764

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 184900.00
CON TX 684.13
PRFEE 1.00
WDEED 12.00
TOTAL 697.13
CHECK 697.13

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 4952

0156915
IDENTIF. ↑ REFERENCE

96 DEC -5 PM 1:27
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1013078