0197565

IDENTIFICATION REFERENCE

PREPARED BY (AND RETURN TO):

BOOK 10101 PG 424

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

95 JUN 27 PM 3:22

REGISTER
DAVIDSON CO. TN.

W & I Ref: (cmw) Title No: 37915
Dav. Co. File: Box 8

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Rachel Gess<br>4220 Jamesborough Place<br>Nashville, TN 37215 | SAME |

**TAX MAP-PARCEL NUMBERS: 131-7-A-30 16DA 20583**

9700 06/27 0101 03CHECK 712.30

# *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 **Sarah Patner, unmarried, and James R. Patner and spouse, Barbara L. Patner,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Rachel Gess,** 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. 30 on the plan of Phase II and III Hillsborough Place of record in Book 5200, page 160, Register's Office for said County.

SAID Lot No. 30 fronts 62.92 feet on the easterly margin of James Borough Place a/k/a Belmont Boulevard and extends back 124.48 feet on the northerly line and 124.92 feet on the southerly line to a dead line in the rear, measuring 53.00 feet thereon.

TOGETHER with that certain easement granted of record in Book 7045 page 126, said Register's Office.

BEING the same property conveyed to Sarah Patner, unmarried, and James R. Patner and wife, Barbara L. Patner by deed from Harris M. Deere and wife, Myrna J. Deere of record in Book 9317, page 389, Register's Office for Davidson County, Tennessee.

**Description Reference:** Described according to (or by reference to) the recorded subdivision Plan.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 5151, Page 50, Book 5240, page 165, Book 5292, page 134 and Book 5332, page 212, said Register's Office, and to the matters set forth in the referenced Plan of record.

This instrument is executed on behalf of Sarah Patner, James R. Patner and Barbara L. Patner by Ria H. Grasman as Attorney in Fact pursuant to Powers 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:** 4220 Jamesborough Place, Nashville, TN 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 26th day of June, 1996.

Sarah Patner

**Sarah Patner, By: Ria H. Grasman, Atty-In-Fact**

James R Patner

**James R. Patner, By: Ria H. Grasman, Atty-In-Fact**

Barbara L. Patner

**Barbara L. Patner, By: Ria H. Grasman, Atty-In-Fact**

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

**A F F I D A V I T**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 189000.00

William Kanty
Affiant

Sworn and subscribed before me on the 26th day of June, 1996.

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/98

Notary Public

My Commission Expires: _____

10101-426

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 **Ria H. Grasman**, 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 **Sarah Patner, James R. Patner and Barbara L. Patner**, 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 26th day of June, 1996.

Notary Public

My Commission Expires:_____

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/98

## EXHIBIT "A"
To
WARRANTY DEED

**FROM: Sarah Patner and James R. Patner and Barbara L. Patner**

**TO: Rachel Gess**

## 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.

**Ria H. Grasman, Affiant**

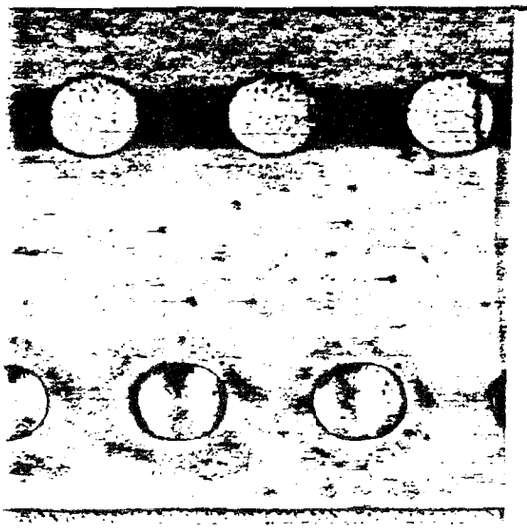
Sworn to and subscribed before me this

26th day of June, 1996.

Notary Public

My Commission Expires:_____

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/98



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

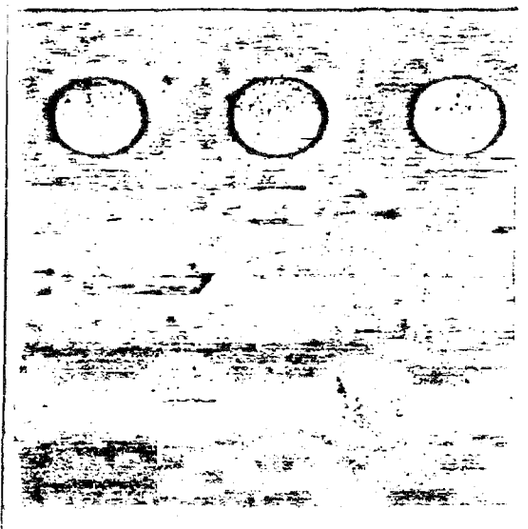
RECEIVED OF _____

FOR _____

BOOK 10101 PG 427

| | | |
|---|---|---|
| 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
189000.00
CON TX 699.30
PRFEE 1.00
WDEED 12.00
TOTAL 712.30
CHECK 712.30
06/27/96 01 15:27 0001 8700

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0197565
IDENTIF. & REFERENCE

96 JUN 27 PM 3:22

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1056453