0446566

IDENTIF. ↑ REFERENCE

34

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
E-mail: wilkins.ivey@worldnet.att.net

98 JUN -5 AM 8:35

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

W & I Ref: (ljh/ga) Title No: 39942
Dav. Co. File: Box 8

BOOK 10964 PG 15

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Robert W. Wood, Jr. Nichola R. Wood 1324 Barnes Road Antioch, TN 37013	Guaranty Trust Company P O Box 1218 Murfreesboro, TN 37133-1218

TAX MAP-PARCEL NUMBERS: 173-123

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 134900.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Kenneth E. Milburn and spouse, Juliane L. Milburn,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Robert W. Wood, Jr.**, married 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 shown on the Plat of the John A. Wittes, Jr., et ux, property of record in Plat Book 5190, page 457, said Register's Office, and being described as follows:

BEGINNING in the northerly margin of Barnes Road at the southeast corner of Lot No. 398 on the plan of Section I, Monte Carlo Estates, of record in Book 4675, page 68, said Register's Office; thence with the easterly lines of Lot Nos. 398, 396 and 395 on said plan, north 09 degrees 06 minutes 16 seconds east 241.68 feet to the most westerly southwest corner of the property conveying to Clyde E. O'Brien, Sr., et ux, by deed from J.E. Moore, et al, of record in Book 3068, page 390, said Register's Office; thence with the southerly line of the westerly portion of said O'Brien's property south 88 degrees 21 minutes 12 seconds east 139.05 feet to an iron pin at the northwest corner of that portion of the property conveyed to Alice D. Elliott by deed from Lucy Jones, of record in Book 3617, page 441, said Register's Office, remaining after said Elliott's conveyance of the property herein described; thence with the westerly line of said Elliott's remaining property south 09 degrees 06 minutes 16 seconds west 259.58 feet to an iron pin in the northerly margin of Barnes Road; thence with the northerly margin of Barnes Road north 80 degrees 57 minutes 23 seconds west 137.88 feet to the point of beginning, containing .797 acres more or less. Together with the rights, if any, in that certain easement of record in Book 5643, page 775, said Register's Office.

BEING the same property conveyed to Kenneth E. Milburn and spouse, Juliane L. Milburn, by deed from John H. Wayne, II and spouse, Carol L. Wayne, of record in Book 10153, page 526, said Register's Office.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 1998, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5190, Page 457, said Register's Office, which Plan shows a 50 foot minimum building setback line from Barnes Road and 10 foot easement for public utility and drainage purposes along the easterly, westerly and northerly

line(s) and areas designated as 1 and 2 for soil absorption purposes; Grant of easement for right of way purposes of record in Book 5139, page 114, said Register's Office; Easement for cut and fill slopes to Davidson County, Tennessee of record in Book 2494, page 119, said Register's Office.

This instrument is executed on behalf of by Kenneth E. Milburn 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: 1324 Barnes Road, 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 28th day of May, 1998.

Kenneth E. Milburn

Juliane L. Milburn, By: Kenneth E. Milburn, Atty-In-Fact

State of Tennessee
County of Davidson

On this 28th day of May, 1998, before me the undersigned authority, personally appeared **Kenneth E. Milburn**, 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. 5-28-2000

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: $ 134900.00

Affiant

Sworn and subscribed before me on the 28th day of May, 1998.

Notary Public

My Commission Expires: 5-11-02

OFFICIAL SEAL
DELAINA D. DAVIS
NOTARY PUBLIC - STATE OF TENNESSEE
WILSON COUNTY
My Comm. Expires _____

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 **Kenneth E. Milburn**, 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 **Juliane L. Milburn**, as Attorney-in-Fact, as a free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this the 28th day of May, 1998.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

Notary Public

My Commission Expires:_____

EXHIBIT "A"
To
WARRANTY DEED

FROM: Kenneth E. Milburn and Juliane L. Milburn

TO: Robert W. Wood, Jr. and

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(s) 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 a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Kenneth E. Milburn, Affiant

Sworn to and subscribed before me this
28th day of May, 1998.

Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

My Commission Expires:_____

6508 06/05 0101 03CHECK 512.13

Wldoc: PAS Exhib WD--9/91

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10964 PG 18

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 134900.00
CON TX 499.13
PRFEE 1.00
WDEED 12.00
TOTAL 512.13
CHECK 512.13

06/05/98 01 08:38 0001 6508

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0446566
IDENTIF. ↑ REFERENCE

98 JUN -5 AM 8:35

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1302410