BOOK 11100 PAGE 116

MAIL ENV.

98 SEP -4 AM 8:53

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0484389

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

W & I Ref: () Title No: 40245
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Terrie L. Young 165 Hicks Road, Unit #7 Nashville, TN 37221	Churchill Mortgage Corporation 361 Old Hickory Blvd., Suite 301 Brentwood, Tennessee 37027

TAX MAP-PARCEL NUMBERS: 142-11-C-007

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 154,500.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Gary P. Windschitl and spouse, Stephanie L. Windschitl,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Terrie L. Young,** 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. 7 on the plan of Aspen Heights of record in Plat Book 9700, Page 312, to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Gary P. Windschitl and wife, Stephanie L. Windschitl by deed from G. Steven Hulen of record in Book 10432, Page 365, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to: Taxes for 1998 and subsequent years; The Plan of record in Plat Book 9700, Page 312, said Register's Office, shows an owner's certificate, minimum building setback lines and easements to which plan reference is hereby made for a more complete description thereof.; The Declaration of Covenants, Conditions and Restrictions of record in Book 10303, Page 698, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This instrument is executed on behalf of Gary P. Windschitl and Stephanie L. Windschitl by Joyce B. Hobbs 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: 165 Hicks Road, Unit #7, Nashville, TN 37221

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 25th day of August, 1998.

Gary P. Windschitl, By: Joyce B. Hobbs, Atty-In-Fact

Stephanie L. Windschitl, By: Joyce B. Hobbs, Atty-In-Fact

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: $ 154,500.00

Affiant

Sworn and subscribed before me on the 25th day of August, 1998.

Notary Public

My Commission Expires: 1-30-2002

LORI C. WARREN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

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 **Joyce B. Hobbs**, 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 **Gary P. Windschitl** and **Stephanie L. Windschitl**, 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 25th day of August, 1998.

Notary Public

My Commission Expires:_____

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

EXHIBIT "A"
To
WARRANTY DEED

FROM: Gary P. Windschitl and Stephanie L. Windschitl

TO: Terrie L. Young

7054 09/04 0101 03CHECK 586.65

AFFIDAVIT

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.

Joyce B. Hobbs, Affiant

Sworn to and subscribed before me this

25th day of August, 1998.

Notary Public

My Commission Expires:_____

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

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

RECEIVED OF _____

FOR _____

BOOK 11100 PAGE 119

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	154500.00
CON TX	571.65
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	586.65
CHECK	586.65

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 7054

0484389
IDENTIF. REFERENCE

98 SEP -4 AM 8:54
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1342487