0494004

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

W & I Ref: (sk) Title No: 40291
Dav. Co. File: Box 8

98 SEP 30 PM 1:21

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

BOOK 11133 PAGE 709

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Carol F. Durham 807 North 16th Street Nashville, TN 37206	Lovell & Malone, Inc. 2209 Crestmoor Road, Suite 330 Nashville, TN 37215

TAX MAP-PARCEL NUMBERS: 83-06-045

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 97,500.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jennifer C. Parker and spouse, Aaron R. Parker,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Carol F. Durham,** 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. 3 on the Plan of showing subdivision of certain lots in Block "A", "B", and "C" of the Weakley Place, as shown of record in Book 547, Page 12, Register's Office for Davidson County, Tennessee.

SAID lot No. 3 fronts 56 feet on the easterly margin of North 16th Street, formerly known as Porter Avenue, and extends back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Jennifer C. Parker and husband, Aaron R. Parker by deed from Jack K. Magaw, unmarried of record in Book 10023, Page 502, 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 1999, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 547, Page 12, said Register's Office, which Plan shows minimum building setback lines and easement to which plan reference is hereby made for a more complete description thereof.

This instrument is executed on behalf of Jennifer C. Parker and Aaron R. Parker by Wayne Barnette 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: 807 North 16th Street, Nashville, TN 37206

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.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

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.

BOOK 11133 PAGE 710

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 September, 1998.

Jennifer C. Parker, By:
Wayne Barnette, Atty-In-Fact
Jennifer C. Parker, By: Wayne Barnette, Atty-In-Fact

Aaron R. Parker, By:
Wayne Barnette, Atty-In-Fact
Aaron R. Parker, By: Wayne Barnette, 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: $ 97500.00

Carol J. Dunlap
Affiant

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

My Commission Expires:

CHRISTY PHILLIPS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 9/18/99

Notary Public

Widoc: Deed Wty—12/92

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 **Wayne Barnette**, 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 **Jennifer C. Parker** and **Aaron R. Parker**, 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 September, 1998.

Notary Public

My Commission Expires:

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 9/18/99

EXHIBIT "A"
To
WARRANTY DEED

FROM: Jennifer C. Parker and Aaron R. Parker

TO: Carol F. Durham

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.

Wayne Barnette
Wayne Barnette, Affiant

Sworn to and subscribed before me this

25th day of September, 1998.

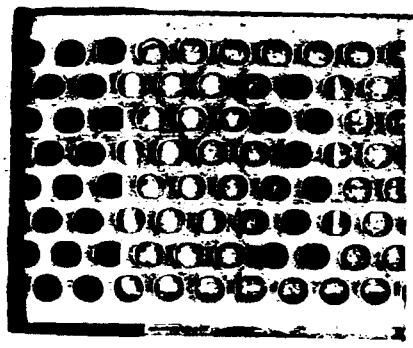
Notary Public

My Commission Expires:

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 9/18/99

7308 09/30 0101 03CHECK 375.75

Widoc: PAS Exhib WD—9/91



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11133 PAGE 712

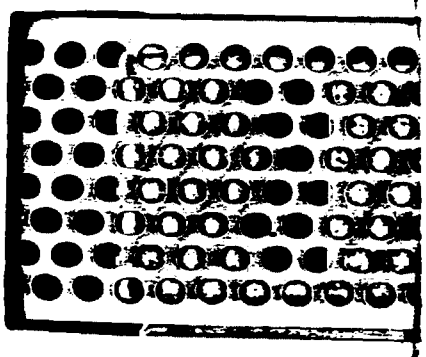
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 97500.00
CON TX 360.75
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 375.75
CHECK 375.75

09/30/98 01 13:23 0001 7308

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0494004
IDENTIF. ↑ REFERENCE

98 SEP 30 PM 1:21

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1352614