PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref: (sk) Title No: 40398
Dav. Co. File: Box 8

98 OCT 19 PM 2:22
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. + REFERENCE 0501397

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Gina Lynn Tinnell John Patrick Tinnell, III 904 Cadillac Avenue Nashville, TN 37204	SAME BOOK 11161 PAGE 157

TAX MAP-PARCEL NUMBERS: 132-09-078

WARRANTY DEED

5150 10/19 0101 03CHECK 576-68

FOR AND IN CONSIDERATION of the sum of **$ 151,805.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James Lee Deckard, unmarried,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Gina Lynn Tinnell and spouse, John Patrick Tinnell, III,** 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. 32, on the plan of Subdivision of Lots 27, 28,36 through 43, and part of Lots 35 and 44, Oak Hill Subdivision No. 1 of record in Book 547, page 52, Register's Office for said County.

SAID Lot No. 32 fronts 100.0 feet on the northerly margin of Cadillac Avenue and extends back between parallel lines 313.5 feet to a dead line.

BEING the same property conveyed to James Lee Deckard, unmarried by deed from Michael L. Roden and spouse, Laura R. Roden of record in Book 10221, page 823, Register's Office for said County.

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 1999 and subsequent years; all matters shown on the Plan, with Owner's Certificate, of record in Plat Book 547, Page 52, said Register's Office. Mortgage Loan Inspection by John Kohl & Co., P.C., dated October 13, 1998, which discloses that the neighbor's fence and rail fence with 2.1' x 2.1' brick columns encroach onto said property.

This instrument is executed on behalf of James Lee Deckard by William G. Bainbridge 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: 904 Cadillac Avenue, Nashville, TN 37204

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 15th day of October, 1998.

James Lee Deckard

James Lee Deckard, By: William G. Bainbridge, 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: $ 151,805.00

John Patrick Donnell III

Affiant

Sworn and subscribed before me on the 15th day of October, 1998.

Notary Public

My Commission Expires: _____

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

State of Tennessee
County of Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **William G. Bainbridge**, 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 **James Lee Deckard**, 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 15th day of October, 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: James Lee Deckard

TO: Gina Lynn Tinnell and John Patrick Tinnell, III

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.

William G. Bainbridge, Affiant

Sworn to and subscribed before me this
15th day of October, 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 _____

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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 151805.00
CON TX 561.68
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 576.68
CHECK 576.68

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/19/98 01 [illegible] 0001 5150

0501397

IDENTIF. ↑ REFERENCE

98 OCT 19 PM 2:22

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1360366