PLEASE DO NOT PUBLISH

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
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W & I Ref: (sk) Title No: 40386
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Kim E. Owens 8 Annandale Nashville, TN 37215	SAME

TAX MAP-PARCEL NUMBERS: 158-4-A-16

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 975,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Daniel J. Moen and spouse, Patricia Dye Moen,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Kim E. Owens,** 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. 112 on the Plan of Revised Section One, Otter Wood of record in Plat Book 6900, Page 590, Register's Office for said County.

SAID Lot No. 112 fronts 130.00 feet on the easterly margin of Annandale and extends back 368.00 feet on the northerly line and 351.16 feet on the southerly line to a dead line in the rear, measuring 131.09 feet thereon.

BEING the same property conveyed to Daniel J. Moen and wife, Patricia Dye Moen by deed from James Lee McGregor and Melinda Lee Srebnick, Trustees under the will of Nancy Vaughn McGregor, a 54% undivided ownership interesst with full power to sell and convey without joinder of any beneficiaries, and James Lee McGregor, personally, a 46% ownership interest of record in Book 10063, Page 251, Register's Office for Davidson County, Tennessee.

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; The Plan, with Owner's Certificate, of record in Plat Book 6900, Page 590, said Register's Office, which Plan shows a 10 foot easement for public utility and drainage purposes along the front and rear line(s) of said lot, and a 20 foot public utility and drainage easement located across the westerly front portion of said lot; The Declaration of Covenants, Conditions and Restrictions of record in Book 7260, Page 483, as amended in Book 8762, Page 199, 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 Daniel J. Moen by Patricia Dye Moen as Attorney in Fact pursuant to a Power of Attorney which is attached as **Exhibit "B"** hereto and incorporated herein by reference. 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: 8 Annandale, 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.

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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 16th day of October, 1998.

Daniel J. Moen

Daniel J. Moen, By: Patricia Dye Moen, Atty-In-Fact

Patricia D. Moen

Patricia Dye Moen

State of Tennessee
County of Davidson

On this 16th day of October, 1998, before me the undersigned authority, personally appeared **Patricia Dye Moen**, 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.

My Commission Expires: _____

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

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: $ 975,000.00

Kim E. Owens

Affiant

Sworn and subscribed before me on the 16th day of October, 1998.

My Commission Expires: _____

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

Notary Public

98 OCT 23 AM 11:11
REGISTER
DAVIDSON COUNTY TN.

0503139
IDENTIFICATION REFERENCE

10/23 0101 03CHECK
36226.50

Wldoc: Deed Wty—12/92

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 **Patricia Dye Moen**, 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 **Daniel J. Moen**, 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 16th 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: Daniel J. Moen and Patricia Dye Moen

TO: Kim E. Owens

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.

Patricia Dye Moen, Affiant

Sworn to and subscribed before me this
16th day of October, 1998.

Notary Public

My Commission Expires:_____

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

Exhibit "B"

THIS INSTRUMENT PREPARED BY:
Wilkins and Ivey, Attorneys
2405 Crestmoor Road; P. O. Box 150157
Nashville, TN 37215-0157
Ph.(615) 298-3312 - Fax 292-8746

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LIMITED POWER OF ATTORNEY
TO SELL REAL PROPERTY

Know all by these presents that I, **Daniel J. Moen**, of DAVIE, FLORIDA, have made, constituted and appointed, and by these presents do make, constitute and appoint **Patricia Dye Moen** of DAVIE, FLORIDA, as my true and lawful attorney, for me and in my name, to sell and close the sale of the following described property:

8 Annandale, Nashville, TN 37215; lot 112, Otterwood Subdivision, Davidson County, Tennessee

A more complete legal description may be added hereto to supplement the designation of property shown.

In the exercise of the powers granted hereby, my said attorney-in-fact is hereby authorized to execute all documents in connection therewith, including the contract of sale and the deed of conveyance, as fully, largely and amply, to all intents and purposes, as I myself might or could do if acting personally, and to receive for my benefit the proceeds of the sale, if any.

The form of use of my name and the name of the designated attorney-in-fact may be varied in the exercise of the powers granted, and such variations shall not in any way impair the validity of documents executed within the scope of this authority.

If there are blank or incomplete items in this document, I grant to my named Attorney full discretionary authority to complete such blanks, and I ratify such completion(s).

This power of attorney shall be deemed to be a durable Power of Attorney as defined by the Uniform Durable Power of Attorney Act (*Tennessee Code Annotated, Sec. 34-6-101, et seq.*), and shall not be affected by the subsequent disability or incapacity of the undersigned.

I ratify and confirm all acts done by my attorney-in-fact under this durable power of attorney. All third parties acting in good faith reliance on this power shall be absolved of any liability pursuant to the provisions of the Uniform Durable Power of Attorney Act.

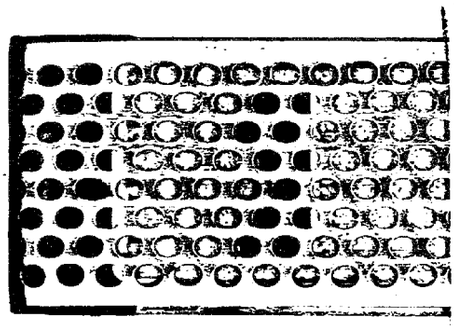
This power of attorney shall remain in effect until a revocation hereof shall have been recorded in the Register's Office for the County where the designated property is located, or until the matters authorized hereby have been fully performed, whichever shall first occur.

IN WITNESS WHEREOF, I have set my hand on 10/9, 1998.

NOTARY PUBLIC STATE OF FLORIDA
Vashti T. Hughes
Commission # CC 715219
Expires June 14, 2002
BONDED THRU
ATLANTIC BONDING CO., INC.

Daniel J Moen
Daniel J. Moen
Social Security No. [redacted]

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



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

RECEIVED OF _____

FOR _____

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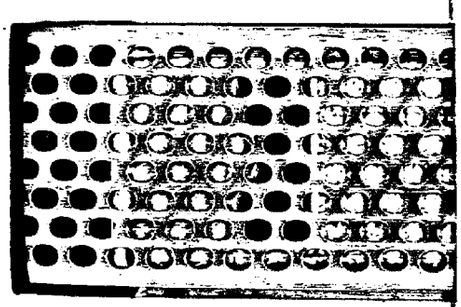
CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 975000.00
				CON TX 3607.50
				PRFEE 1.00
				WDEED 16.00
				CFEE 2.00
				TOTAL 3626.50
				CHECK 3626.50
			10/23/98 01	11:13 0001 7014

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0503139
IDENTIF. # REFERENCE

98 OCT 23 AM 11:11
BILL GARNELL REGISTER
DAVIDSON COUNTY, TN.

No. 1362211