BOOK 11200 PAGE 591

0511382

IDENTIFICATION 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

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[illegible] REGISTER
DAVIDSON COUNTY, TN.

W & I Ref: (sk) Title No: 40473
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Shih-Jen Wu 901 West Kenwick Court West Nashville, TN 37221	Norwest Mortgage Inc. One Home Campus, MS 122410 Des Moines, IA 50328

TAX MAP-PARCEL NUMBERS: 155-08-C-171

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 177,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Matias J. Vega, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Shih-Jen Wu,** 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. 171 on the Plan of Poplar Creek Estates, Phase II of record in Plat Book 6900, pages 339 through 347 amended in Book 7900, pages 888 & 889, Register's Office for said County.

SAID Lot No. 171, which is a corner lot, fronts 81.59 feet on the broken southerly margin of Kenwick Court West and fronts 70.96 feet on the broken westerly margin of Kenwick Court, said frontages being joined by a curve having a length of 32.77 feet, and extends back 79.49 feet on the westerly line and 94.73 feet on the southeasterly line, to a point of intersection.

BEING the same property conveyed to Matias J. Vega by deed from Stephen W. Mitchell and wife, Stephanie J. Mitchell of record in Book 10293, page 927, Register's Office for Davidson County, Tennessee.

Brenda J. Proffitt joins in this conveyance soley to convey any and all marital interest she may have in the above described property.

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 6900, Page 339-347 as amended in Book 7900, pages 888 & 889, said Register's Office, which Plan shows a 20 foot minimum building setback line from Kenwick Court West and Kenwick Court, together with a designated building site and a 5 foot easement for public utility purposes along the southerly line(s) of said lot. and a water line easement across the easterly portion of said lot; The Declaration of Covenants, Conditions and Restrictions of record in Book 6474, page 346, Book 6486, page 587, Book 6662, page 433, Book 6987, page 966, Book 7270, page 648, Book 7964, page 33 Book 9472, page 824 and Book 6804, page 536, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars. Mortgage Loan Inspection by John Kohl & Co., P.C., dated November 5, 1998, which discloses neighbor's concrete drive encroaches into subject lot.

This instrument is executed on behalf of Matias J. Vega and Brenda J. Proffitt by Paula Burtch 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: 901 West Kenwick Court West, 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 6th day of November, 1998.

Matias J. Vega
Matias J. Vega, By: Paula Burtch, Atty-In-Fact

Brenda J. Proffitt
Brenda J. Proffitt, By: Paula Burtch, 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: $ 177,000.00

Affiant

Sworn and subscribed before me on the 6th day of November, 1998.

My Commission Expires: CHRISTY WELLS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 5/11/99

Notary Public

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 **Paula Burtch**, 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 **Matias J. Vega and Brenda J. Proffitt**, 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 6th day of November, 1998.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: My Commission Expires 9/18/99

EXHIBIT "A"
To
WARRANTY DEED

FROM: Matias J. Vega

TO: Shih-Jen Wu

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.

Paula Burtch, Affiant

Sworn to and subscribed before me this

6th day of November, 1998.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: My Commission Expires 9/18/99

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Wldoc: PAS Exhib WD—9/91

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

BOOK 11200 PAGE 594

RECEIVED OF _____

FOR _____

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 177000.00
CON TX 654.90
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 669.90
CHECK 669.90

11/11/98 01 13:27 0001 5772

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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LILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 137088