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PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref: (sk) Title No: 40452
Dav. Co. File: Box 8

98 DEC 11 PM 12:29
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

5241 39

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Michael B. Barker Nancy A. Barker 7209 Poplar Creek Trace Nashville, TN 37221	MidState Financial Services 2021 Richard Jones Road Nashville, TN 37215

TAX MAP-PARCEL NUMBERS: 155-8-C-87

WARRANTY DEED

9316 12/11 0101 03CHECK 799.40

FOR AND IN CONSIDERATION of the sum of **$ 212,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Robert C. Taylor, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Michael B. Barker and spouse, Nancy A. Barker,** 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. 87 on the Plan of Poplar Creek Estates, Phase 2 of record in Book 6900, Pages 339-347, Register's Office for said County.

SAID Lot No. 87 fronts 60 feet on the southerly margin of Poplar Creek Trace and extends back 188.52 feet on the broken easterly line and 150 feet on the westerly line to a dead line in the rear, measuring 70.00 feet thereon.

BEING the same property conveyed to Robert C. Taylor by deed from William C. Demetree and Lee Chira of record in Book 10591, Page 682, 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 6900, Pages 339-347, said Register's Office, which Plan shows a 20 foot minimum building setback line from Poplar Creek Trace, together with additional setback designations and 6 foot easement for water line purposes along the front line(s) 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, as amended in Book 9472, Page 824, 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 13, 1998, which discloses that the concrete drive encroaches upon the 6' water line easement.

This instrument is executed on behalf of Robert C. Taylor by Angela Paige Holloway 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: 7209 Poplar Creek Trace, 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 2nd day of December, 1998.

Robert C Taylor by Angela Paige Holloway, Atty-In-Fact

Robert C. Taylor, By: Angela Paige Holloway, Atty-In-Fact

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 **Angela Paige Holloway**, 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 **Robert C. Taylor**, 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 2nd day of December, 1998.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires

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

Notary Public

My Commission Expires: _____

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: $ 212,000.00

Affiant

Sworn and subscribed before me on the 4th day of December, 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: Robert C. Taylor

TO: Michael B. Barker and Nancy A. Barker

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.

Angela Paige Holloway

Angela Paige Holloway, Affiant

Sworn to and subscribed before me this

2nd day of December, 1998.

Notary Public

My Commission Expires:_____

NOTARY PUBLIC AT LARGE LEON COUNTY, TENN.

My Commission Expires 9/18/99

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK **11249** PAGE **43**

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

CAMT	212000.00
MOR TX	784.40
ERR	CO
MOR TX	784.40-
CON TX	784.40
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	799.40
CHECK	799.40

12/11/98 01 12:30 0001 9316

0524139
IDENTIF. # REFERENCE

98 DEC 11 PM 12:29
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1398789