0532185

IDENTIF. + REFERENCE

99 JAN -4 PM 12:19

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

BOOK 11279 PAGE 550

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@home.com

W & I Ref: (gj) Title No: 40610
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Philip K. Potratz Helen K. Potratz 736 Harpeth Bend Drive Nashville, Tennessee 37221	SouthTrust Mortgage Corporation 5409 Maryland Way, Suite 100 Brentwood, Tennessee 37027

TAX MAP-PARCEL NUMBERS: 156-2-51

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 149000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **David E Dahle and spouse, Karen Dahle,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Philip K. Potratz and spouse, Helen K. Potratz,** 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. 362 on the Plan of Harpeth Valley Park, Section 3 of record in Plat Book 4175, Page 15, Register's Office for said County.

SAID Lot No. 362 fronts 75 feet on the westerly margin of Harpeth Bend Drive and extends back 208.5 feet on the northerly line and 216 feet on the southerly line to a broken line in the rear, measuring 86.3 feet thereon.

BEING the same property conveyed to David E. Dahle and wife, Karen L. Dahle by deed from Richard Powell and Diana Powell of record in Book 10279, Page 576, 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 4175, Page 15, said Register's Office, which Plan shows a 30 foot minimum building setback line from Harpeth Bend Drive and 20 foot easement for public utility purposes along the rear line(s) of said lot, and a 2.5 x 25 foot utility anchor easement located on the southeasterly front corner of said lot; Restrictive covenants of record in Book 3857, Page 858, made applicable to Section 3 by Book 4237, Page 179, said Register's Office.

This instrument is executed on behalf of by Karen Dahle 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: 736 Harpeth Bend Drive, Nashville, Tennessee 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 30th day of December, 1998.

David E. Dahle By: Karen Dahle
David E Dahle, By: Karen Dahle, Atty-In-Fact

Karen Dahle
Karen Dahle

State of Tennessee
County of Davidson

On this 30th day of December, 1998, before me the undersigned authority, personally appeared **Karen Dahle**, 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: _____

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

Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 149000.00

Affiant

Sworn and subscribed before me on the 30th day of December, 1998.

My Commission Expires: _____

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

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 **Karen Dahle**, 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 **David E. Dahle**, 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 30th day of December, 1998.

Notary Public

My Commission Expires:

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. CHRISTY WILKINS IVEY

My Commission Expires 9/18/99

EXHIBIT "A"
To
WARRANTY DEED

FROM: David E Dahle and Karen Dahle

TO: Philip K. Potratz and Helen K. Potratz

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.

Karen Dahle, Affiant

Sworn to and subscribed before me this
30th day of December, 1998.

Notary Public

My Commission Expires:

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. CHRISTY WILKINS IVEY

My Commission Expires 9/18/99

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WIdoc: PAS Exhib WD—9191

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11279 PAGE 553

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	149000.00
CON TX	551.30
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	566.30
CHECK	566.30

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0532185
IDENTIF. A REFERENCE

99 JAN -4 PM 12:19

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1407326