BOOK 11289 PAGE 12
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ELL WILKINS REGISTER
DAVIDSON COUNTY, TN.
053454
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@home.com

W & I Ref: (gj) Title No: 40363
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Edward L. Martin 343 Valeria Street Nashville, Tennessee 37210	America's Wholesale Lending 750 Old Hickory Blvd., Suite #180 Brentwood, TN 37027

TAX MAP-PARCEL NUMBERS: 119-01-422

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 55000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Elizabeth Ann Underwood, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Edward L. Martin, unmarried,** 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. 26 in W.G. Thuss Addition to Nashville: Being a Subdivision of Lot No. 52 on Cumberland Nurseries, a plan of which subdivision is of record in Book 332, page 67, Register's Office for Davidson County, Tennessee. Said Lot No. 26 fronts 50 feet on the south side of Valerie Street and extends back between parallel lines 150 feet to an alley.

BEING the same property conveyed to John Robinson by deed from G.T. Potts and wife, Beulah Potts, of record in Book 911, page 588, Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record in Book 4840, page 770, said Register's Office, a tenancy by the entirety was created in John Robinson and wife, Mary Jones Robinson. the said Mary Jones Robinson has since died. By Quitclaim Deed of record in Book 7916, page 908, the said John Robinson, a widower, conveyed his interest in subject property to Elizabeth Ann Underwood.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This instrument is executed on behalf of Elizabeth Ann Underwood by Dwight Roberson 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: 343 Valeria Street, Nashville, Tennessee 37210

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 7th day of January, 1999.

Elizabeth Ann Underwood

Elizabeth Ann Underwood, By:
Dwight Roberson, Atty-In-Fact
By: Dwight Roberson, Atty-In-Fact

State of Tennessee
County of Davidson

On this 7th day of January, 1999, before me the undersigned authority, personally appeared , 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: _____

_____
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: $ 55000.00

_____
Affiant

Sworn and subscribed before me on the 7th day of January, 1999.

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 **Dwight Roberson**, 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 **Elizabeth Ann Underwood**, 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 7th day of January, 1999.

Notary Public

My Commission Expires:

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

EXHIBIT "A"
To
WARRANTY DEED

FROM: Elizabeth Ann Underwood

TO: Edward L. Martin

0412 01/08 0101 03CHECK 218.50

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.

Dwight Roberson, Affiant

Sworn to and subscribed before me this
7th day of January, 1999.

Notary Public

My Commission Expires:

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

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

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CAMT	55000.00
CON TX	203.50
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	218.50
CHECK	218.50

01/08/99 01 12:58 0001 0412

0053454

IDENTIFICATION REFERENCE

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BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1409783