0545950

[illegible] & REFERENCE

99 FEB -5 PM 1:15

[illegible] REGISTER
[illegible] COUNTY, TN.

BOOK 11330 PAGE 174

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: (sk) Title No: 40671
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Anna J. Johnson 8054 Esterbrook Drive Nashville, TN 37221	Franklin American Mortgage 501 Corporate Centre Dr., Ste 400 Franklin, TN 37067

TAX MAP-PARCEL NUMBERS: 128-14-047

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 114,900.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ann M. Votta, married, Joyce Baxter, married, James J. McDowell, Jr., married, Margo Porter, married, Charlotte McDowell, unmarried, Molly J. Heber, married, Yvonne Sullivan, unmarried and Charles L. McDowell, III, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Anna J. Johnson,** 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. 58 on the Plan of Section II, Harpeth Park of record in Plat Book 3700, page 58, Register's Office for said County.

SAID Lot No. 58 fronts 87 feet on the broken northerly margin of Esterbrook Drive and extends back 177.93 feet on the easterly line and 178.5 feet on the westerly line to a dead line in the rear, measuring 98.95 feet thereon.

BEING the same property conveyed to Clara R. McDowell and Dorothy B. McDowell each unmarried by deed from Harpeth Builders, Inc. of record in Book 4283, page 596 Register's Office for said County. By Quitclaim Deed of record in Book 5135, page 2, said Register's Office, a joint tenancy with right of survivorship was created in Clara R. McDowell and Dorothy B. McDowell. The said Clara R. McDowell and Dorothy B. McDowell have since died, with Clara R. McDowell predeceasing Dorothy B. McDowell. The Will of Dorothy McDowell of record in Will Book 223, page 157, Seventh Circuit Court for Davidson County, Tennessee Probate Division devised subject property to her nieces and nephews as equal tenants in common. Letters Testamentary of record in Minute Book 435, page 406, Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

Frank Votta joins in this conveyance strictly to release any and all marital interest he may have in the above described property.

George E. Baxter joins in this conveyance strictly to release any and all marital interest he may have in the above described property.

Patty McDowell joins in this conveyance strictly to release any and all marital interest she may have in the above described property.

Charles Porter joins in this conveyance strictly to release any and all marital interest he may have in the above described property.

Kurt Heber, Jr. joins in this conveyance strictly to release any and all marital interest he may have in the above described property.

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 3700, Page 58, said Register's Office, which Plan shows a 40 foot minimum building setback line from Esterbrook Drive and a 10 foot easement for public utility and drainage purposes along the rear line of said lot and a 5 foot easement for public utility purposes along the westerly side line 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 3990, page 68, said Register's Office.

This instrument is executed on behalf of Ann M. Votta, Frank Votta, Joyce Baxter, George E. Baxter, James J. McDowell, Jr., Patty McDowell, Margo Porter, Charles Porter, Charlotte McDowell, Molly J. Heber, and Kurt Heber, Jr., by Yvonne Sullivan as Attorney in Fact pursuant to the Powers 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: 8054 Esterbrook Drive, 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 1st day of February, 1999.

Charlotte McDowell

Charlotte McDowell, By: Yvonne Sullivan, Atty-In-Fact

Ann M. Votta

Ann M. Votta, By: Yvonne Sullivan, Atty-In-Fact

Frank Votta

Frank Votta, By: Yvonne Sullivan, Atty-In-Fact

Joyce Baxter

Joyce Baxter, By: Yvonne Sullivan, Atty-In-Fact

George E. Baxter

George E. Baxter, By: Yvonne Sullivan, Atty-In-Fact

James J. McDowell, Jr.

James J. McDowell, Jr., By: Yvonne Sullivan, Atty-In-Fact

Patty McDowell

Patty McDowell, By: Yvonne Sullivan, Atty-In-Fact

Margo Porter

Margo Porter, By: Yvonne Sullivan, Atty-In-Fact

Charles Porter

Charles Porter, By: Yvonne Sullivan, Atty-In-Fact

Molly J. Heber

Molly J. Heber, By: Yvonne Sullivan, Atty-In-Fact

Kurt Heber

Kurt Heber, Jr., By: Yvonne Sullivan, Atty-In-Fact

Charles L. McDowell, III

Charles L. McDowell, III

Yvonne Sullivan

Yvonne Sullivan

CLR

State of Tennessee
County of Davidson

Before me the undersigned authority, personally appeared **Yvonne Sullivan and Charles L. McDowell, III,** 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 of the same as a free act and deed.

Witness my hand and official seal on February 1, 1999.

Notary Public

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

(Seal Required)
(If Authorized)

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: $ 114,900.00

Affiant

Sworn and subscribed before me on the 1st day of February, 1999.

Notary Public

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

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 **Yvonne Sullivan**, 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 **Ann M. Votta, Frank Votta, Joyce Baxter, George E. Baxter, James J. McDowell, Jr., Patty McDowell, Margo Porter, Charles Porter, Charlotte McDowell, Molly J. Heber, and Kurt Heber, Jr.**, , 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 1st day of February, 1999.

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

Notary Public

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

EXHIBIT "A"
To
WARRANTY DEED

FROM: Ann M. Votta, Joyce Baxter, James J. McDowell, Jr., Margo Porter, Charlotte McDowell, Molly J. Heber, Yvonne Sullivan, and Charles L. McDowell, III

TO: Anna J. Johnson

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.

Yvonne Sullivan, Affiant

Sworn to and subscribed before me this

1st day of February, 1999.

Notary Public

My Commission Expires:

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 9/18/99

9549 02/05 0101 03CHECK 444.13

Wldoc PAS Exhib WD—9/91

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11330 PAGE 178

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

0545950

IDENTIF. & REFERENCE

99FEB-5 PM 1:15

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

MAMT
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ERR CO
MAMT
114900.00-
CAMT
114900.00
CON TX 425.13
PRFEE 1.00
MDEED 16.00
CFEE 2.00
TOTAL 444.13
CHECK 444.13

02/05/99 01 13:14 0001 2549

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1421867