0555767

IDENTIF. + 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: 40713
Dav. Co. File: Box 8

99 MAR -3 PM 1:18

JOE C. DAVIS REGISTER
DAVIDSON COUNTY, TN.

BOOK 11365 PG. 249

ADDRESS NEW OWNER:

Kevin S. Van Pamel
2202 Belmont Boulevard
Nashville, Tennessee 37212

RESPONSIBLE FOR TAX PAYMENT:

First City Financial Corporation
5445 DTC Parkway #100
Englewood, CO 80111

TAX MAP-PARCEL NUMBERS: 104-16-353

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 227850.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Gayle W. Graham Hall and spouse, Roger Hall,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kevin S. Van Pamel, and Angela Van Pamel,** 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 the southerly 50' front and 40' rear of Lot No. 127 and a triangular strip off the northerly side of Lot No. 126 on the Belmont Land Company's Plan, called Belmont Heights, of record in Book 421, Page 34, Register's Office for Davidson County, Tennessee.

BEGINNING on the easterly margin of Belmont Boulevard at a point 50' south of the southerly margin of Ashwood Avenue; thence with the easterly margin said Boulevard, southwardly 50' to the northwest corner of the property conveyed to Josephine P. Jordan, by deed from R. R. Ogilvie and wife, as of record in Book 484, Page 289, said Register's office; thence with said Jordan's northerly line, eastwardly 186' to the westerly margin of an alley, at a point 10' south of the corner of Lots 126 and 127; thence with said alley, northwardly 50' to a point 50' south of the southerly margin of Ashwood Avenue, thence westwardly and parallel with the southerly margin of Ashwood Avenue, 186' to the point of beginning.

BEING the same property conveyed to Glenn D. Graham and wife, Gayle W. Graham by deed from Patrick H. Shepard and wife, Joyce C. Shepard of record in Book 8147, Page 469, Register's office for said County. The said Glenn D. Graham and Gayle W. Graham having since divorced by Quitclaim Deed of record in Book 9003, Page 713, said Register's Office, the said Glen David Graham conveyed his interest in subject property to Gayle W. Graham. The said Gayle W. Graham now being known as Gayle W. Graham Hall.

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; All matters shown on the Plan of record in Plat Book 421, Page 34, said Register's Office.

This instrument is executed on behalf of Gayle W. Graham Hall and Roger Hall by Mark

Deutschmann 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.

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This is improved property, known as: 2202 Belmont Boulevard, Nashville, Tennessee 37212

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 March, 1999.

Gayle W. Graham Hall

Gayle W. Graham Hall, By: Mark Deutschmann, Atty-In-Fact

Roger Hall

Roger Hall, By: Mark Deutschmann, Atty-In-Fact

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: $ 227850.00

Affiant

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

Notary Public

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

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 **Mark Deutschmann**, 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 **Gayle W. Graham Hall** and **Roger Hall**, 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 March, 1999.

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: Gayle W. Graham Hall and Roger Hall

TO: Kevin S. Van Pamel

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.

Mark Deutschmann, Affiant

Sworn to and subscribed before me this
1st day of Mareh, 1999.

Notary Public

My Commission Expires:_____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
EXP. 5-28-2000

2956 03/03 0101 03CHECK 858.05

WIdoc: PAS Exhib WD—9/91

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

0555767
IDENTIF. # REFERENCE

99 MAR -3 PM 1:18

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT 227850.00
CON TX 843.05
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 858.05
CHECK 858.05

03/03/99 01 13:16 0001 2956

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1432138