BOOK 11429 PG. 723

99 APR 13 AM 10:47

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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: 40734
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Harry Samuel Abell, II Carol G. Abell 110 Wentworth Avenue Nashville, TN 37215	Suntrust Bank, Nashville, N.A. 201 Fourth Avenue/6th Floor Nashville, TN 37219

TAX MAP-PARCEL NUMBERS: 116-16-B-35

WARRANTY DEED

183E 04/13 0101 03CHECK 1624.50

FOR AND IN CONSIDERATION of the sum of **$ 435,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Hugh E. Tobin and spouse, Nina M. Tobin,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Harry Samuel Abell, II and spouse, Carol G. Abell,** 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. 35 on the Plan of the Iroquois of Nashville of record in Plat Book 6900, pages 61 and 62 amended by Surveyors Certificate of Correction in Book 8475, page 511, said Register's Office.

SAID Lot No. 35 fronts 79.00 feet on the easterly margin of Wentworth Avenue and extends back 94.62 feet on the southerly line and 96.35 feet on the northerly line to a dead line in the rear, measuring 95.82 feet thereon.

BEING the same property conveyed to Hugh E. Tobin and wife, Nina M. Tobin by deed from Kenneth J. Bowman and wife, June C. Bowman, of record in Book 10411, page 466, said Register's Office.

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 6900, Page 61 and 62, as amended by Surveyors Certificate of Correction of record in Book 8475, page 511, said Register's Office, which Plan shows a 20 foot minimum building setback line from Wentworth Avenue, together with a designated building site and 10 foot easement for public utility purposes along the westerly front line(s); The Declaration of Covenants, Conditions and Restrictions of record in Book 6657, page 683, Book 6684, page 243, Book 6820, page 732 and Book 7523, page 828, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This instrument is executed on behalf of Hugh E. Tobin by Nina M. Tobin 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: 110 Wentworth Avenue, Nashville, TN 37215

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.

BOOK 11429 PG. 724

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 5th day of April, 1999.

Hugh E. Tobin, By: Nina M. Tobin, Atty-In-Fact

Nina M. Tobin

State of Tennessee
County of Davidson

On this 5th day of April, 1999, before me the undersigned authority, personally appeared **Nina M. Tobin**, 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 AT LARGE DAVIDSON COUNTY, TENN. CHRISTY WILKINS IVEY 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: $ 435,000.00

Affiant

Sworn and subscribed before me on the 5th day of April, 1999.

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

Notary Public

Wldoc: Deed Wty—12/92

State of Tennessee
County of Davidson

BOOK 11429 PG. 725

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Nina M. Tobin**, 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 **Hugh E. Tobin**, 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 5th day of April, 1999.

Notary Public

My Commission Expires:

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

EXHIBIT "A"
To
WARRANTY DEED

FROM: Hugh E. Tobin and Nina M. Tobin

TO: Harry Samuel Abell, II and Carol G. Abell

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.

Nina M. Tobin, Affiant

DEBORAH GAIL JOHNSON
Notary Public, Davidson Co., TN
My Comm. Expires Mar. 24, 2001

Sworn to and subscribed before me this
5th day of April, 1999.

Notary Public

My Commission Expires:

Wldoc: PAS Exhib WD—9/91

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11429 PG. 726

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

05735586

REFERENCE

99 APR 13 AM 10:47

	CAMT
	435000.00
CON TX	1609.50
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	1624.50
CHECK	1624.50

04/13/99 01 10:49 0001 1838

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1450823