0575200

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

'99 APR 16 PM 2:02

REGISTER
DAVIDSON COUNTY, TN.

W & I Ref: (sk) Title No: 40760
Dav. Co. File: Box 8

BOOK 11435 PG. 282

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Clarence Stamps, Jr. 8 McFerrin Avenue Nashville, TN 37206	SAME

TAX MAP-PARCEL NUMBERS: 082-12-314

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 50,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **William Fred Jennings and Willie H. Jennings, William Fred Jennings, Joyce Gaddis and Kathy French, the heirs at law of William A. Jennings ,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Clarence Stamps, Jr.**,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 parts of Lots Nos. 5 and 6 in R.W. Brown's Addition to Edgefield, now East Nashville, as of record in Book 21, Page 69, Register's Office for said County, and described according to a survey made by Barge, Waggoner & Sumner Engineers, on February 5, 1969, as follows:

BEGINNING at a concrete monument at the northwesterly intersection of McFerrin Avenue and the first alley South of Main Street; running thence with the northerly margin of said alley, South 65 deg. 05 min. West 98.75 feet to an iron pin; thence North 31 deg. 08 min. West 33.00 feet to an iron pin; thence North 50 deg. 16 min. 50 sec. East 88.52 feet to the westerly margin of McFerrin Avenue; thence with the westerly margin of McFerrin Avenue, South 41 deg. 43 min. East 57.90 feet to the beginning.

BEING the same property conveyed to William A. Jennings and William Fred Jennings by deed from Jack W. McCullough and wife, Jean N. McCullough of record in Book 8483, Page 898, Register's Office for Davidson County, Tennessee. The said William A. Jennings has since died.

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, with Owner's Certificate, of record in Plat Book 21, Page 69, said Register's Office.

This instrument is executed on behalf of Willie H. Jennings by William Fred Jennings 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: 8 McFerrin Avenue, Nashville, TN 37206

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 14th day of April, 1999.

William Fred Jennings, individually and as an heir at law of William A. Jennings

Willie H. Jennings, By: William Fred Jennings, Atty-In-Fact

Joyce Gaddis

Kathy French

State of Tennessee

County of Davidson

On this 14th day of April, 1999, before me the undersigned authority, personally appeared William Fred Jennings, individually and as an heir at law of William A. Jennings, 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.

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: _____ Notary Public

My Commission Expires 9/18/99

State of Georgia

County of Fulton

On this 12 day of April, 1999, before me the undersigned authority, personally appeared Joyce Gaddis, 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.

AMY B. GRIFFIN NOTARY PUBLIC FULTON COUNTY, GA MY COMMISSION EXPIRES MARCH 18 2002

My Commission Expires: March 15, 2002 Notary Public

State of Georgia

County of Fulton

On this 12 day of April, 1999, before me the undersigned authority, personally appeared Kathy French, 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.

AMY B. GRIFFIN NOTARY PUBLIC FULTON COUNTY, GA MY COMMISSION EXPIRES MARCH 18 2002

My Commission Expires: March 15, 2002 Notary Public

State of Tennessee
County of Davidson

BOOK 11435 PG. 284

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 50,000.00

Affiant

Sworn and subscribed before me on the 14th day of April, 1999.

My Commission Expires: _____

Notary Public

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 **William Fred Jennings**, 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 **Willie H. Jennings**, 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 14th day of April, 1999.

Notary Public

My Commission Expires:_____

My Commission Expires 9/18/99

204.00 04/16 0101 03CHECK

Widoc: Deed Wty—12/92

EXHIBIT "A"
To
WARRANTY DEED

BOOK 11435 PG. 285

FROM: William Fred Jennings, Willie H. Jennings, Joyce Gaddis, Kathy French

TO: Clarence Stamps, Jr.

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.

William Fred Jennings, Affiant

Sworn to and subscribed before me this

14th day of April, 1999.

Notary Public

My Commission Expires:_____

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

Wldoc: PAS Exhib WD—9191

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

BOOK 11435 PG. 286

0575200

IDENTIFICATION REFERENCE

99 APR 16 PM 2:02

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	50000.00
CON TX	185.00
PRFEE	1.00
MREED	16.00
CFEE	2.00
TOTAL	204.00
CHECK	204.00

04/16/99 01 14:04 0001 3561

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1452523