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

BOOK 11524 PG. 349

W & I Ref: (gj) Title No: 41027
Dav. Co. File: Box 8

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Hal M. Roseman<br>3607 Central Avenue<br>Nashville, TN 37205 | AmSouth Bank<br>2050 Parkway Office Circle<br>Birmingham, AL 35244 |

**TAX MAP-PARCEL NUMBERS: 104-05-302**

99 JUN 11 PM 12:26
REGISTER
DAVIDSON COUNTY, TN.

05988863

RECEIVED FOR REFERENCE

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$ 605000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Robert M. Hutton and spouse, Jacqueline R. Hutton,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Hal M. Roseman and Elizabeth H. West, with joint tenancy with right of survivorship,** 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 westerly forty feet of Lot No. 130 and the easterly thirty-five feet of Lot No. 132 in the Richland Realty Company's Second Subdivision, Division "B" a Plan of which is of record in Book 332, page 92, said Register's Office.

SAID parts of said lots adjoin and front together seventy-five feet on the southerly side of Central Avenue and extend back southerly between parallel lines 192.5 feet, more or less, to an alley.

BEING the same property conveyed to Robert M. Hutton by deed from Linda Lomas Forte and Robert E. Forte, wife and husband of record in Book 10859, page 832, Register's Office for Davidson County, Tennessee.

**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 332, Page 92, said Register's Office.

0677 06/11 0101 03CHECK 2253.50

This instrument is executed on behalf of Robert M. Hutton by Jacqueline R. Hutton 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:** 3607 Central Avenue, Nashville, TN 37205

**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 9th day of June, 1999.

**Robert M. Hutton, By: Jacqueline R. Hutton, Atty-In-Fact**

**Jacqueline R. Hutton**

**State of Tennessee**
**County of Davidson**

On this 9th day of June, 1999, before me the undersigned authority, personally appeared **Jacqueline R. Hutton**, 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.

Notary Public

My Commission Expires 9/18/99

**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: $ 605000.00

Affiant

Sworn and subscribed before me on the 10th day of June, 1999.

My Commission Expires: PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

EXP. 5-28-2000

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 **Jacqueline R. Hutton**, 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 **Robert M. Hutton**, 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 9th day of June, 1999.

Notary Public

My Commission Expires:

NOTARY PUBLIC AT LARGE — CHRISTY WILKINS IVEY — DAVIDSON COUNTY, TENN.
My Commission Expires 9/[illegible]/99

## EXHIBIT "A"
To
## WARRANTY DEED

**FROM: Robert M. Hutton and Jacqueline R. Hutton**

**TO: Hal M. Roseman**

## 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.

**Jacqueline R. Hutton, Affiant**

Sworn to and subscribed before me this

9th day of June, 1999.

Notary Public

My Commission Expires:

NOTARY PUBLIC AT LARGE — CHRISTY WILKINS IVEY — 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 |

0598863

INSTRUMENT # REFERENCE

99 JUN 11 PM 12:26

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

BOOK 11524 PG. 352

| | |
|---|---|
| CAMT | |
| | 605000.00 |
| CON TX | 2238.50 |
| PRFEE | 1.00 |
| WDEED | 12.00 |
| CFEE | 2.00 |
| TOTAL | 2253.50 |
| CHECK | 2253.50 |

06/11/99 01 12:29 0001 8697

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

**No.** 1473149