0613943

40-A

CROSS 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: 41108
Dav. Co. File: Box 8

99 JUL 20 PM 3:48

BOOK 11580 PAGE 681

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Bengt N. Bengtson Judy H. Bengtson 4400 Belmont Park Terrace #208 Nashville, TN 37215	New Owners

TAX MAP-PARCEL NUMBERS: 131-3-C-208

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 202000.00,** 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 W. Bivins, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Bengt N. Bengtson and spouse, Judy H. Bengtson,** 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 Building Site No. 208 on the Plan of Arden Place, Section Eight of record in Book 5210, page 7, Register's Office for said County to which Plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to William W. Bivins, married, by deed from Clark J. Tibbetts and wife, Catherine J. Tibbetts of record in Book 10836, page 489, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 1999 and subsequent years; The Plan of record in Plat Book 5210, page 7, Register's Office for Davidson County, Tennessee, shows an Owner's Certificate, minimum building setback line to which plan reference is made for a complete description; The Declaration of Covenants, Conditions and Restrictions of record in Book 4754, page 455, Book 4819, page 564, Book 4916, page 277, Book 5091, page 66, Book 5231, page 375, Book 5091, page 725 as amended in Book 5094, page 501, and to the matters set forth in the reference plan of record, which sets forth assessments, liens and other matters and to which reference is hereby made for more particulars.

Linda Bivins, the spouse of William W. Bivins, joins in this conveyance solely to convey any marital interest she may have in subject property.

This instrument is executed on behalf of Linda Bivins by William W. Bivins 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: 4400 Belmont Park Terrace #208, 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.

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 16th day of July, 1999.

William W. Bivins
William W. Bivins

William W. Bivins
Linda Bivins, By: William W. Bivins, Atty-In-Fact

State of Tennessee
County of Davidson

On this 16th day of July, 1999, before me the undersigned authority, personally appeared **William W. Bivins**, 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 CHRISTY K DAVIDSON COUNTY TENN My Commission Expires 9/18

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: $ 202000.00

Affiant

Sworn and subscribed before me on the 16th day of July, 1999.

My Commission Expires: 11-27-99

Notary Public

Widoc: Deed Wty—12/92

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 W. Bivins**, 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 **Linda Bivins**, 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 16th day of July, 1999.

Notary Public

My Commission Expires:

CHRISTY M. [illegible] NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 9/10/[illegible]

EXHIBIT "A"
To
WARRANTY DEED

FROM: William W. Bivins and Linda Bivins

TO: Bengt N. Bengtson and Judy H. Bengtson

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 W. Bivins, Affiant

Sworn to and subscribed before me this

16th day of July, 1999.

Notary Public

My Commission Expires:

CHRISTY M. [illegible] NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires [illegible]

Wldoc: PAS Exhib WD—9/91

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11580 PAGE 684

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

0613943

IDENTIF. & REFERENCE

99 JUL 20 PM 3:48

REGISTER
DAVIDSON CO. TN.

MAMT
202000.00
ERR CO
MAMT
202000.00-
CAMT
202000.00
CON TX 747.40
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 762.40
CHECK 762.40

07/20/99 01 15:52 0001 4922

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1493232