0623052

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

99 AUG 11 AM 11:06

REGISTER
DAVIDSON COUNTY, TN.

W & I Ref: (gj) Title No: 41137
Dav. Co. File: Box 8

BOOK 11615 PAGE 421

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
C. Brian Alexander Christine T. Alexander 5054 Stillwood Drive Nashville, TN 37220	SunTrust Bank, Nashville, N.A. 201 Fourth Avenue N/7th Floor Nashville, TN 37219

TAX MAP-PARCEL NUMBERS: 146-11-126

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 136400.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Audrey C. Spiceland, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **C. Brian Alexander and spouse, Christine T. Alexander,** 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. 173 on the Map of Section One, Revised, Crieve Hall Estates of record in Plat Book 1835, pages 122, 123 & 124 Register's Office for said County.

SAID Lot No. 173, which is a corner lot, fronts 100.1 feet on the easterly margin of Stillwood Road and fronts 190.80 feet on the broken southerly margin of Crieve Road, said frontages being joined by a curve having a length of 38.91 feet, and extends back 217.1 feet on the southerly line and 140 feet on the easterly line to a point of intersection.

BEING the same property conveyed to Audrey C. Spiceland, as surviving tenant by the entirety by deed from Clyde E. Hood and wife, Lucille R. Hood of record in Book 2796, page 135, Register's Office for said County.

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, with Owner's Certificate, of record in Plat Book 1835, Page 122, 123 & 124, said Register's Office, which Plan shows a 65 foot minimum building setback line from Stillwood Drive and a 35 foot minimum building setback line from Crieve Road and a 10 foot easement for public utility purposes along the rear line of said lot; Restrictive covenants of record in Book 2046, page 88, Book 2396, page 437, said Register's Office.

This instrument is executed on behalf of Audrey C. Spiceland by Wayne B. Spiceland, Jr. 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: 5054 Stillwood Drive, Nashville, TN 37220

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 10th day of August, 1999.

Audrey C. Spiceland by Wayne B. Spiceland, Jr

Audrey C. Spiceland, By: Wayne B. Spiceland, Jr., Atty-In-Fact

State of Tennessee
County of Davidson

On this 10th day of August, 1999, before me the undersigned authority, personally appeared , 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

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: $ 136400.00

Affiant

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

My Commission Expires _____

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

Notary Public

4747 08/11 0101 03CHECK 519.68

Wldoc: 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 **Wayne B. Spiceland, Jr.**, 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 **Audrey C. Spiceland**, 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 10th day of August, 1999.

Notary Public

My Commission Expires:_____

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 9/16/99

EXHIBIT "A"
To
WARRANTY DEED

FROM: Audrey C. Spiceland

TO: C. Brian Alexander and Christine T. Alexander

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.

Wayne B. Spiceland, Jr., Affiant

Sworn to and subscribed before me this

10th day of August, 1999.

Notary Public

My Commission Expires:_____

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 3-[illegible]

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

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0623052
IDENTIF. ↑ REFERENCE

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BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	136400.00
CON TX	504.68
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	519.68
CHECK	519.68

08/11/99 01 11:05 0001 4747

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1502918