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: 41171
Dav. Co. File: Box 8

99 AUG 12 PM 2:46
REGISTER
DAVIDSON COUNTY, TN.

U6238241
IDENTIF. → REFERENCE

ADDRESS NEW OWNER:

Terry Craft
Teresa Craft
8199 Poplar Creek Road
Nashville, TN 37205

RESPONSIBLE FOR TAX PAYMENT:

TAX MAP-PARCEL NUMBERS: 155-02-A-043

WARRANTY DEED

5566 08/12 0101 03CHECK 816.05

FOR AND IN CONSIDERATION of the sum of **$ 216,500.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Alan B. Gordon and spouse, Silvia M. Gordon,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Terry Craft and spouse, Teresa Craft,** 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. 43 on the Plan of Montcastle Estates of record in Plat Book 6900, pages 326 and 327, Register's Office for Davidson County, Tennessee.

SAID Lot No. 43 fronts 86.00 feet on the southeasterly margin of Poplar Creek Road and extends back between paralell lines 126.88 feet to a dead line in the rear, measuring 86.00 feet thereon.

BEING the same property conveyed to Alan B. Gordon et us, Silvia M. Gordon by deed from Jeff G. Jones, an unmarried person of record in Book 8481, page 273, 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, with Owner's Certificate, of record in Plat Book 6900, Page 326 & 327, said Register's Office, which Plan shows a 20 foot minimum building setback line from Poplar Creek Road, together with a designated building site and 12.5 foot foot easement for public utility and drainage purposes along the rear line of said lot, with an 8 inch sewe line lying therein; an easement for joint driveway along the northwesterly front corner of said lot; a permanent drainage easement and temporary construction easement to the Metropolitan Government of Nashville and Davidson County, Tennessee, by instrument of record in Book 9161, page 847; permanent Easement and Right-of-Way for of record in Book 8068, page 271, Book 8068, page 276, Book 8068, page 281, Book 8068, page 286, Book 8068, page 291, Book 8068, page 296, Book 8068, page 508; The Declaration of Covenants, Conditions and Restrictions of record in Book 7170, page 926, and Book 7260, page 295, 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 Alan B. Gordon by Silvia M. Gordon 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: 8199 Poplar Creek Road, 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 6th day of August, 1999.

Alan B Gordon by: Silvia M Gordon atty in fact — Silvia M. Gordon

Alan B. Gordon, By: Silvia M. Gordon, Atty-In-Fact — **Silvia M. Gordon**

State of Tennessee
County of Davidson

On this 6th day of August, 1999, before me the undersigned authority, personally appeared **Silvia M. Gordon**, 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

State of Tennessee
County of Davidson

My Commission Expires 9/18/99

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 216,500.00

Affiant

Sworn and subscribed before me on the 6th day of August, 1999.

My Commission Expires: ALLYSON M. SNEED NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires NOV. 27, 1999

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 **Silvia M. Gordon**, 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 **Alan B. Gordon**, 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 6th day of August, 1999.

Notary Public

My Commission Expires:

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

EXHIBIT "A"
To
WARRANTY DEED

FROM: Alan B. Gordon and Silvia M. Gordon

TO: Terry Craft and Teresa Craft

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.

Silvia M. Gordon
Silvia M. Gordon, Affiant

Sworn to and subscribed before me this
6th day of August, 1999.

Notary Public

My Commission Expires:

NOTARY PUBLIC AT LARGE 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

0623824

IDENTIF. ↑ REFERENCE

99 AUG 12 PM 2:46

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

BOOK 11617 PAGE 795

CAMT	216500.00
CON TX	801.05
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	816.05
CHECK	816.05

08/12/99 01 14:45 0001 5566

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1503734