SIDWELL & BARRETT, P.C.
121 1st Avenue South Suite 200
Franklin, TN 37064

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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E-mail: wilkins.ivey@home.com

W & I Ref: (sk) Title No: 41280-BW
Dav. Co. File: ~~Box 8~~

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CROSS REFERENCE

ADDRESS NEW OWNER:

Mary Rachel Gwinn
120 Brighton Close
Nashville, TN 37215

RESPONSIBLE FOR TAX PAYMENT:

TAX MAP-PARCEL NUMBERS: 104-13-F-120

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 316,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Kathryn L. Johnston, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Mary Rachel Gwinn,** 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 Unit No. 120 on the Plan of Brighton Close, Phase 1-A, 1-B, 1-D and Phase II of record in Plat Book 6900, page 869, amended in Book 7900, page 136, 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 Kathryn L. Johnston, unmarried by deed from Henry E. Johns, unmarried of record in Book 9965, page 709, Register's Office for said County.

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 2000, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6900, Page 869, as amended in Plat Book 7900, page 136, said Register's Office, to which reference is hereby made for a more complete description thereof; Restrictive covenants of record in Book 7522, page 108, Book 7803, page 458, Book 7807, page 500, Book 7871, page 343, Book 8561, page 812, Book 8698, page 557 and Book 9372, page 356, said Register's Office

This instrument is executed on behalf of Kathryn L. Johnston by William J. Hamburg 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: 120 Brighton Close, 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 30th day of September, 1999.

Kathryn L. Johnston, By: William J. Hamburg, Atty-In-Fact

State of Tennessee
County of Davidson

On this 30th day of September, 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: $ 316,000.00

Dan E. Welch
Affiant

Sworn and subscribed before me on the 30th day of September, 1999.

Notary Public

My Commission Expires: 10/22/01

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 J. Hamburg**, 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 **Kathryn L. Johnston**, 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 30th day of September, 1999.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:_____

My Commission Expires 7/26/2003

EXHIBIT "A"
To
WARRANTY DEED

FROM: Kathryn L. Johnston

TO: Mary Rachel Gwinn

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 J. Hamburg, Affiant

Sworn to and subscribed before me this

30th day of September, 1999.

Notary Public

My Commission Expires:_____

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 7/26/2003

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 11695 PAGE 105

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$1,000.00
1,154.00
1.00
2.00
1,154.00
1,154.00
15:27 0001 7528

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1525397