0659990
INSTRUMENT # AND FEE LAWRENCE
99 NOV 23 AM 8:17
DAVIDSON COUNTY REGISTER
DAVIDSON COUNTY, TN.

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: (st) Title No: 41322
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
James T. Hackney Leslie K. Fresh 833 Glen Avenue Nashville, TN 37204	First American National Bank P.O. Box 305048 Nashville, TN 37230-5048

TAX MAP-PARCEL NUMBERS: 105-14-035

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 131500.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Deidre A. Duker and Mary E. Duker, both unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James T. Hackney and spouse, Leslie K. Fresh,** 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 50 feet of the westerly 150 feet of Lot No. 95 on the plan of Waverly Loan Company's Property, called "Waverly Place," of record in Book 57, Page 95, Register's Office for said County, and being further described according to the Mortgage Loan Inspection by John Kohl & Company, P.C., Registered Land Surveyor TN #100, dated August 29, 1988, File #35754-R 71, as follows:

BEGINNING at a point on the southwesterly margin of Glenn Avenue (also known as Glen Ave.) at the common front corners of Lots 95 and 96 on said plan; thence, northwestwardly, with the southwestwardly margin of said Glenn Avenue, 75 feet, to a point, on the said southwesterly margin of said Avenue; thence, southwestwardly 200 feet to a point located on the northeasterly margin of a 20 foot alley, said point being 107 feet west of the southeasterly rear corner of said Lot 95; thence, northwestwardly 50 feet to a point on said alley; thence, northeastwardly 200 feet to a point on the southwesterly margin of said Glenn Avenue; thence, southeastwardly 50 feet to a point of beginning.

BEING the same property conveyed to Deidre A. Duker and Mary E. Duker, as tenants in common by deed from Brad Rader, unmarried, of record in Book 9800, Page 345, 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 2000, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Plat Book 57, Page 95, said Register's Office to which plan reference is hereby made for further details.

This instrument is executed on behalf of Mary E. Duker by Deidre A. Duker as Attorney in

97 1/2 0101 03CHECK# 501.35

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: 833 Glen Avenue, Nashville, TN 37204

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 18th day of November, 1999.

Deidre A. Duker

Mary E. Duker, By: Deidre A. Duker, Atty-In-Fact

State of Tennessee
County of Davidson

On this 18th day of November, 1999, before me the undersigned authority, personally appeared **Deidre A. Duker**, 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: _____ PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 131500.00

Affiant

Sworn and subscribed before me on the 18th day of November, 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 **Deidre A. Duker**, 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 **Mary E. Duker**, 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 18th day of November, 1999.

Notary Public

My Commission Expires:_____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP 5-28-200

EXHIBIT "A"
To
WARRANTY DEED

FROM: Deidre A. Duker and Mary E. Duker

TO: James T. Hackney and Leslie K. Fresh

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.

Deidre A. Duker, Affiant

Sworn to and subscribed before me this

18th day of November, 1999.

Notary Public

My Commission Expires:_____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-200

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 11752 PAGE 503

0659990

INCLUDE A REFERENCE

99 NOV 23 AM 8:17

[illegible] REGISTER
DAVIDSON COUNTY, TN.

CAMT
131500.00
CON TX 486.55
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 501.55
CHECK 501.55

11/23/99 01 08:19 0001 4087

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1541726