0660535

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: 41347
Dav. Co. File: Box 8

99 NOV 23 PM 3:25

REGISTER
DAVIDSON COUNTY, TN.

BOOK 11754 PAGE 577

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Amy E. Lee 3851 Whitland Avenue Nashville, TN 37205	Bank of America 6200 Gateway Cypress, CA 90630-6013

TAX MAP-PARCEL NUMBERS: 103-16-F-3.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 134900.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Gerald E. Newkirk and spouse, Gail E. Newkirk,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Amy E. Lee, unmarried,** 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:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. C of Wilson Place, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 6200, Page 3 , Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

BEING the same property conveyed to Gerald E. Newkirk and wife, Gail E. Newkirk by deed from Ronald H. Reed and wife, Susan A. Hayes Reed (one-half interest) and Donald H. Winters and wife, Alice R. Winters (one-half interest) of record in Book 9906, Page 185, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2000, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6200, Page 3, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description; The provisions of the condominium Master Deed of record in Book 6268, Page 296, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This instrument is executed on behalf of Gerald E. Newkirk and Gail E. Newkirk by Erin Newkirk Reynolds 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: 3851 Whitland Avenue, 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 22nd day of November, 1999.

Gerald E. Newkirk, By: Erin Newkirk Reynolds, Atty-In-Fact

Gail E. Newkirk, By: Erin Newkirk Reynolds, Atty-In-Fact

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: $ 134900.00

Affiant

Sworn and subscribed before me on the 22nd day of November, 1999.

Notary Public

My Commission Expires: NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

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 **Erin Newkirk Reynolds**, 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 **Gerald E. Newkirk** and **Gail E. Newkirk**, 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 22nd day of November, 1999.

Notary Public

My Commission Expires:_____

PERCY WILKINS JR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

EXHIBIT "A"
To
WARRANTY DEED

FROM: Gerald E. Newkirk and Gail E. Newkirk

TO: Amy E. Lee

4845 11/22 0151 03CHECK 514.13

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.

Erin Newkirk-Reynolds
Erin Newkirk Reynolds, Affiant

Sworn to and subscribed before me this

22nd day of November, 1999.

Notary Public

My Commission Expires:_____

PERCY WILKINS JR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11754 PAGE 880

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

0660535

BOOK/PAGE REFERENCE

99 NOV 23 PM 3:25

REGISTER
DAVIDSON COUNTY, TN.

CAHT
134900.00
CON Tx 499.13
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 514.13
CHECK 514.13

11/23/99 01 15:27 0001 4649

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1542287