37
JAB

Instr:200001270008873 Page: 1 OF 5
REC'D FOR REC 01/27/2000 11:36:26AM
RECORD FEE: $22.00
M. TAX: $0.00 T. TAX: $0.00

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Eva R. Junker 2313 Benay Road Nashville, TN 37214	First Trust Mortgage Company P.O. Box 17257 Memphis, TN 38187-0257	15-13B-36
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (JAB) P.O. Box 198062, Nashville, Tennessee 37219		

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **CLIFFORD W. JUNKER** ("Grantor") hereby sells and quitclaims to **EVA R. JUNKER** ("Grantee"), her heirs and assigns, all of Grantor's right, title and interest in and to certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

This is improved property, known as **2313 Benay Road**, Nashville, Davidson County, Tennessee.

This conveyance of Grantor's interest in the Property is made expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Clifford W. Junker
Affiant by Mable Anderson Parker POA

Subscribed and sworn to before me, this the 7 day of ~~December, 1999~~ January, 2000.

Notary Public

NOTARY PUBLIC My Commission Expires January 25, 2002
My Commission Expires:_____

0611896.01
101377-001 12/13/1999

Executed this 7 day of ~~December, 1999~~ January, 2000.

Clifford W. Junker
CLIFFORD W. JUNKER
by Marie Anderson Parker POA

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Amy Charles the undersigned, a Notary Public in and for said County and State, the within named Clifford W. Junker, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Davidson County, Tennessee, this the 7 day of ~~December, 1999~~. January, 2000

Amy Charles
NOTARY PUBLIC

My Commission Expires: My Commission Expires January 26, 2002

0611896.01
101377-001 12/13/1999

EXHIBIT "A"

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Being Unit No. 51 as created and established by the Master Deed and Bylaws for River Glen, a Horizontal Property Regime, of record in Book 7566, page 571, Register's Office for Davidson County, Tennessee, and as shown and described on the Plan for River Glen, Phase IIA of record in Book 6900, page 818, Register's Office for Davidson County, Tennessee, submitted to said Master Deed and Bylaws by instrument of record in Book 7724, page 289, said Register's Office, to all of which reference is hereby made for a more complete description, together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed and Bylaws, as may be from time to time amended as provided therein.

Being the same property conveyed to Clifford W. Junker and wife, Eva R. Junker by deed of record in Book 11355, page 176, Davidson County Register's Office.

Prepared by
Philip E. Smith
213 Third Ave. N
Nashville, TN 37201

EXHIBIT A

POWER OF ATTORNEY

BOOK 9150 PAGE 878

KNOW ALL MEN BY THESE PRESENTS:

That I, **CLIFFORD WILLIAM JUNKER**, of Nashville, Davidson County, Tennessee, have made, constitutes and appointed, and by these presents do make, constitute and appointed, **MARIE ELAINE ANDERSON**, of Nashville, Tennessee, my true and lawful attorney-in-fact, for me and in my name, place and stead, to handle and conduct all of my business and personal affairs, hereby authorizing and empowering the said **MARIE ELAINE ANDERSON** to sign any and all checks, papers and documents, to receive and manage any and all money and property, to withdraw any and all money deposited in bank accounts, and in general to receive, disburse, manage and handle any and all property belonging to me, to manage my affairs completely, including the right to sell and convey any property of whatever nature and wheresoever situated belonging to me, and to do, execute and perform all and every other act or acts, thing or things, in law needful and necessary to be done in and about the premises, as fully, completely and amply, to all intents and purposes whatsoever, as I might or could do if acting personally, and I hereby ratify and confirm all lawful acts done by my said attorney-in-fact in virtue hereto.

The Power of Attorney shall not be affected by subsequent disability or incapacity of the principal, **CLIFFORD WILLIAM JUNKER.**

In testimony whereof, I have hereunto set my signature this the 12th day of Nov., 1993.

CLIFFORD WILLIAM JUNKER

85383
IDENTIFICATION REFERENCE

93 NOV 12 PM 4:07
FELIX J. WILSON II REGISTER
DAVIDSON COUNTY, TN

BOOK 9150 PAGE 879

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me Carolyn A. Crowder a Notary Public in and for said county and state, the within named CLIFFORD WILLIAM JUNKER, with whom I am personally acquainted, and who acknowledged that he executed the foregoing Power of Attorney for the purposes therein contained.

Carolyn A. Crowder
NOTARY PUBLIC

My Commission Expires: Sept. 21, 1996

7974 11/12 0101 03CHECK 8.00