PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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Instr:200003030021327 Page: 1 OF 3
REC'D FOR REC 03/03/2000 11:31:03AM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $340.40

W & I Ref: (gj) Title No: 41479
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Matthew D. Forde 1318 Kenton Place Nashville, TN 37217	Union Planters Bank, NationalAssociation 2019 Richard Jones Road, Ste 300 Nashville, TN 37215

TAX MAP-PARCEL NUMBERS: 107-14-21

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 92000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mark Michael Michanowicz, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Matthew D. Forde,** 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 80 and the westerly 15 feet of Lot No. 81 on the Plan of Miro Meadows of record in Book 1424, pages 94 & 95, Register's Office, Davidson County, Tennessee, and further described according to a survey by John Kohl dated October 16, 1986 as follows:

SAID lot and part of lot adjoin and front together 65 feet on the northerly side of Kent Place; thence around a curve of 31.42 feet more or less at the intersection of Kent Place now known as Kenton Place and Kirby Drive; thence fronts 180 feet on Kirby Drive; thence 80 feet; thence 200 feet on return to Kent Place, now known as Kenton Place.

BEING the same property conveyed to Mark Michael Michanowicz, unmarried, by deed from Ruth Waller Freeman, a widow of record in Book 7039, page 290, Register's Office for Davidson County, Tennessee.

Description Reference: Described from source materials examined by the attorney preparing this conveyance.

This conveyance is subject to: Taxes for 2000, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 1424, Page 94 & 95, said Register's Office, which Plan shows a 40 foot minimum building setback line from Kent Place and 20 foot easement for utility along the rear lines.

This instrument is executed on behalf of Mark Michael Michanowicz by Frank M. Michanowicz and Barbara F. Michanowicz 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: 1318 Kenton Place, Nashville, TN 37217

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 1st day of March, 2000.

Mark Michael Michanowicz
By: Frank M Michanowicz

Mark Michael Michanowicz, By: Frank M. Michanowicz, Atty-In-Fact

Mark Michael Michanowicz
By: Barbara F. Michanowicz

Mark Michael Michanowicz By: Barbara F. Michanowicz, Atty-in-Fact

State of Tennessee
County of Davidson

On this 1st day of March, 2000, before me the undersigned authority, personally appeared Frank M. Michanowicz and Barbara F. Michanowicz, 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: $ 92000.00

_____
Affiant

Sworn and subscribed before me on the 1st day of March, 2000.

_____
Notary Public

My Commission Expires: _____

CHRISTY WILKINS IVEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires 7/26/2003

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 **Frank M. Michanowicz and Barbara F. Michanowicz**, 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 **Mark Michael Michanowicz**, 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 1st day of March, 2000.

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: Mark Michael Michanowicz

TO: Matthew D. Forde

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.

Frank M. Michanowicz, Affiant

Barbara F. Michanowicz, Affiant

Sworn to and subscribed before me this

1st day of March, 2000.

Notary Public

My Commission Expires:_____

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

My Commission Expires 7/26/2003