PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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Instr:200004170038517 Page: 1 OF 3
REC'D FOR REC 04/17/2000 4:31:50PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $3145.00

W & I Ref: (gj) Title No: 41145
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Bobbie Lynn Clift 5 Wynstone Court Nashville, TN 37215	**SAME**

TAX MAP-PARCEL NUMBERS: 158-4-A-112

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 850000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Perry W. Lankford and spouse, Linda L. Lankford,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto ____Bobbie Lynn Clift_____, 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 No. 54 on the Plan of Otterwood Section Three of record in Book 6900, pages 788-790, said Register's Office.

SAID Lot No. 54 fronts 66.85 feet on the broken easterly margin of Wynstone and extends back 585.80 feet on the northwesterly line and 475.26 feet on the southerly line to a broken line in the rear, measuring 412.54 feet thereon.

BEING the same property conveyed to Perry W. Lankford and wife, Linda L. Lankford, by deed from Edward J. Norman, III and wife, Kimberly H. Norman, of record in Book 8639, page 296, said Register's Office.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2000, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6900, pages 788-790, said Register's Office, to which plan reference is made for a complete description thereof; The Declaration of Covenants, Conditions and Restrictions of record in Book 7260, page 483, Book 8762, page 199 and Book 10954, page 905, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This instrument is executed on behalf of by Linda L. Lankford 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: 5 Wynstone Court, 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 13th day of April, 2000.

Perry W. Lankford

Linda L. Lankford, By: Perry W. Lankford, Atty-In-Fact

State of Tennessee
County of Williamson

On this 13th day of April, 2000, before me the undersigned authority, personally appeared **Perry W. Lankford**, 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: My Commission Expires MAR. 24, 2001

Notary Public

State of Tennessee
County of Williamson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 850,000.00

Affiant

Sworn and subscribed before me on the 14th day of April, 2000.

Notary Public

My Commission Expires: CHRISTY W. IVEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires 7-26-2003

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Perry W. Lankford**, 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 **Linda L. Lankford**, 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 13th day of April, 2000.

Deborah Gail Johnson
Notary Public

My Commission Expires: My Commission Expires MAR. 24, 2001

EXHIBIT "A"
To
WARRANTY DEED

FROM: Perry W. Lankford and Linda L. Lankford

TO: Bobbie Lynn Clift

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. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies 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 Saieth not.

Perry W. Lankford

Perry W. Lankford, Affiant

Sworn to and subscribed before me this

13th day of April, 2000.

Deborah Gail Johnson
Notary Public

My Commission Expires: My Commission Expires MAR. 24, 2001

Wldoc: PAS Exhib WD—9/91