PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref: (gj) Title No: 41553
Dav. Co. File: Box 8

Instr:20000418O038742 Page: 1 OF 3
REC'D FOR REC 04/18/2000 11:21:40AM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $146.15

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
John D. Denton 923 Fatherland Street Nashville, TN 37202	SAME

TAX MAP-PARCEL NUMBERS: 72-10-22

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 39500.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Edward F. Mitchel, Jr., and Jean Mitchel McMillan, Devisees under the Last Will and Testament of Edward F. Mitchel, Sr.** , hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John D. Denton,** 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. 58 on the Plan of Bransford Realty Company's Mazey Avenue and Gallatin Road Property, as of record in Book 332, page 44, Register's Office for Davidson County, Tennessee.

SAID Lot No. 58 fronts 50 feet on the westerly side of Davis Avenue and extends back 206 feet 9 inches on the northerly side and 213 feet 6 inches on the southerly line, to an alley measuring 51 feet thereon.

BEING the same property conveyed to Edward F. Mitchel and wife, Hazel H. Mitchel by deed from Cordell B. Roberts and wife, Nadine Roberts of record in Book 5964, page 27, Register's Office for said County. Hazel H. Mitchel has since died, thereby leaving Edward F. Mitchel as surviving tenant by the entirety. By Quitclaim deed of record in Book 8779, page 383, Register's office for Davidson County, Tennessee, Velma Mai Rogers Mitchel conveyed all of her interest in subject property to Edward F. Mitchel. Edward F. Mitchel has since died, unmarried and Testate by will of record in Will Book 233, page 607, Probate Court Clerks Office for Davidson County, Tennessee. The said Edward F. Mitchel devised subject property to Edward F. Mitchel, Jr. and Jean Mitchel McMillan by said will of record.

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

This instrument is executed on behalf of Jean Mitchel McMillan by Edward F. Mitchel, Jr. 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: 2909 Davis Drive, Nashville, TN 37206

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.

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 14th day of April, 2000.

Edward F. Mitchel, Jr.
Edward F. Mitchel, Jr., Devisee

Jean Mitchel McMillan
Jean Mitchel McMillan, Devisee , By: Edward F. Mitchel, Jr., Atty-In-Fact

State of Tennessee
County of Davidson

On this 14th day of April, 2000, before me the undersigned authority, personally appeared Edward F. Mitchel, Jr., 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

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

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: $ 39500.00

Affiant

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

My Commission Expires: _____ Notary Public

PERCY WILKINS JR 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 **Edward F. Mitchel, Jr.**, 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 **Jean Mitchel McMillan**, 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 14th day of April, 2000.

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: Edward F. Mitchel, Jr., and and Jean Mitchel McMillan, Devisees under The Last Will and Testament of Edward F. Mitchel, Sr.

TO: John D. Denton

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.

Edward J. Mitchel, Jr., Affiant

Sworn to and subscribed before me this

14th day of April, 2000.

Notary Public

My Commission Expires:_____

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