PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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Instr:200006190060476 Page: 1 OF 3
REC'D FOR REC 06/19/2000 8:17:58AM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $1387.50

W & I Ref: (sk) Title No: 41731
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
E. Wayne Powell, Jr. Karen Keenan Powell 512 Lynwood Blvd. Nashville, Tn 37205	SAME

TAX MAP-PARCEL NUMBERS: 130-03-086

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 375,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Robert M. Hutton and spouse, Jacqueline R. Hutton,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **E. Wayne Powell, Jr. and spouse, Karen Keenan Powell,** 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 the Northerly part of Lot No. 199, part of the southerly part of Lot No 198, and that part of Brighton Avenue (now closed by instrument of record in Book 1334, page 402, and re-recorded in Book 1358, page 316, Register's Office for Davidson County, Tennessee) lying east of said parts of said lots, and shown on the plan of Royal Oaks Land Company's Subdivision of the Baker Tract, as of record in Book 421, pages 102 and 103, Register's Office for said County, and described according to an unregistered copy of a survey thereof made July 2, 1947, by Harvey Gee, Surveyor, as follows:

BEGINNING at the northeast corner of Lynwood Boulevard and Sunnybrook Drive, shown on the revised plan of said Royal Oaks Land Company's Subdivision; thence northerly with the easterly margin of Lynwood Boulevard, around a slight curve, 200 feet to a point at an iron pin' thence eastwardly 260.1 feet to the easterly margin of Brighton Avenue, now closed, in the w3est line of Lot 224, at an iron pin; thence southerly along the westerly line of Lot 224, along the easterly margin of Brighton Avenue, now closed, 200 feet to an iron pin in the northerly margin of Sunnybrook Drive; thence with the northerly margin of said Drive, westerly 290.4 feet to the beginning.

BEING the same property conveyed to Robert M. Hutton and wife, Jacqueline R. Hutton by deed from George E. Koehler and wife, Marjorie R. Koehler of record in Book 11487, page 173, Register's Office for Davidson County, Tennessee.

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; The Plan, with Owner's Certificate, of record in Plat Book 421, Page 102 and 103, said Register's Office.

This instrument is executed on behalf of Jacqueline R. Hutton by Robert Hutton 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. Robert Hutton and Robert M. Hutton are one in the same person.

This is improved property, known as: 512 Lynwood Blvd., 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 8th day of June, 2000.

Robert M. Hutton

Jacqueline R. Hutton, By: Robert Hutton, Atty-In-Fact

State of Tennessee
County of Davidson

On this 8th day of June, 2000, before me the undersigned authority, personally appeared **Robert M. Hutton**, 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: 5/30/04

Notary Public

PERCY WILKINS, JR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

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: $ 375,000.00

Affiant

Sworn and subscribed before me on the 8th day of June, 2000.

Notary Public

My Commission Expires: 5/30/04

PERCY WILKINS, JR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

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 **Robert Hutton**, 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 **Jacqueline R. Hutton**, 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 8th day of June, 2000.

Notary Public

My Commission Expires: 5/30/04

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

EXHIBIT "A"
To
WARRANTY DEED

FROM: Robert M. Hutton and Jacqueline R. Hutton

TO: E. Wayne Powell, Jr. and Karen Keenan Powell

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.

Robert Hutton, Affiant

Sworn to and subscribed before me this
8th day of June, 2000.

Notary Public

My Commission Expires: 5/30/04

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN