PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
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Instr:20000717007036O Page: 1 OF 3
REC'D FOR REC 07/17/2000 2:32:53PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $148.00

W & I Ref: (st) Title No: 41761
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
George Okonji 2791 Willow Tree Overlook Douglasville, GA 30135	SAME

TAX MAP-PARCEL NUMBERS: 080-08-024

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 40,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Edward F. Mitchel, Jr. and and Jean Mitchel McMillan, as devisees under The Will of Edward F. Mitchel, Sr.** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **George Okonji,** 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. 390 on the Plan of Bordeaux Gardens, Section One of record in Plat Book 3300, Page 91, Register's Office for said County.

Said Lot No. 390 fronts 52.0 feet on the northerly margin of Dolan Road and extends back 115.75 feet on the easterly line and 140.23 feet on the westerly line to a broken line in the rear, measuring 82.72 feet thereon.

Being the same property conveyed to Melanie Vinson, an unmarried person by deed from Edward F. Mitchel, a single person of record in Book 9367, Page 49, Register's Office for said County. By Successor Trustees Deed of record in Instrument 20005080046225, said Register's Office, subject property was conveyed to the Estate of Edward F. Mitchel. The said Edward F. Mitchel, Jr. and Jean Mitchel McMillan being the devisees under the Will of Edward F. Michel, Sr., of record in Will Book 233, page 607, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

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; Restrictions of record in Book 3465, Page 403, Book 3505, Page 589, said Register's Office. The Plan, with Owner's Certificate, of record in Plat Book 3300, Page 91, said Register's Office, which Plan shows a 30 foot minimum building setback line from Dolan Road and a 30 foot easement for Public utility and drainage purposes along the northerly rear line of said lot. And a 2.5 x 30 foot utility anchor easement located on the easterly front corner of said lot.

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: 1493 Dolan Road, Nashville, TN 37218

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 14th day of July, 2000.

Edward F. Mitchel Jr.

Edward F. Mitchel, Jr., as devisee under The Will of Edward F Mitchel, Sr.

Jean Mitchel McMillan by Edward F Mitchel Jr. P.O.A.

Jean Mitchel McMillan, as devisee under The Will of Edward F. Mitchel, Sr., By: Edward F. Mitchel, Jr. Atty-In-Fact

State of Tennessee
County of Davidson

On this 14th day of July, 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.

SALLY C. TAYLOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: _____

Notary Public

State of Tennessee
My Commission Expires JAN. 31, 2004
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 40,000.00

Affiant

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

SALLY C. TAYLOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: _____

Notary Public

My Commission Expires JAN. 31, 2004

Wldoc: Deed Wty—12/92

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 July, 2000.

SALLY C. TAYLOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

My Commission Expires JAN. 31, 2004

EXHIBIT "A"
To
WARRANTY DEED

FROM: Edward F. Mitchel, Jr. and Jean Mitchel McMillan, as devisees under The Will of Edward F. Mitchel, Sr.

TO: George Okonji

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 F. Mitchel, Jr., Affiant

Sworn to and subscribed before me this
14th day of July, 2000.

SALLY C. TAYLOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

My Commission Expires JAN. 31, 2004