BOX 15

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
Woodmont Centre, Suite 100
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Nashville, Tennessee 37205
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W & I Ref: (gj) Title No: 41850
Dav. Co. File: Box 8

Instr:20000809079037 Page: 1 OF 3
REC'D FOR REC 08/09/2000 1:07:29PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $2738.00

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
John R. Vispo Carol T. Vispo 5613 Ottershaw Court Brentwood, TN 37027	SAME

TAX MAP-PARCEL NUMBERS: 159-10-A-004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 740000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **David L. Burnette and spouse, Lauren R. Burnette,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John R. Vispo and spouse, Carol T. Vispo,** 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. 4 on the Plan of Ottershaw Subdivision of record in Plat Book 7900, page 678, Register's Office for said County.

SAID Lot No. 4 fronts 104.59 feet on the northerly margin of Ottershaw Court and extends back 168.01 feet on the easterly line and 244.86 feet on the broken westerly line to a dead line in the rear, measuring 127.68 feet thereon.

BEING the same property conveyed to David L. Burnette and wife, Lauren R. Burnette by deed from Leedra Corp., a Tennessee Corporation of record in Book 9730, page 995, Register's Office for Davidson County, Tennessee.

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 7900, Page 678, said Register's Office, which Plan shows a 30 foot minimum building setback line from Ottershaw Court, together with a designated building site and 20 foot easement for utility and drainage purposes along the southerly front line(s); Stormwater Detention Agreements to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 9541, page 475 and Book 9701, page 715, said Register's Office; The Declaration of Covenants, Conditions and Restrictions of record in Book 9269, page 483, Book 9481, page 557, 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 David L. Burnette and Lauren R. Burnette by Bob Seaver 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: 5613 Ottershaw Court, Brentwood, TN 37027

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 7th day of August, 2000.

David L. Burnette, By: Bob Seaver, Atty-In-Fact

Lauren R. Burnette, By: Bob Seaver, Atty-In-Fact

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: $ 740000.00

Affiant

Sworn and subscribed before me on the 7th day of August, 2000.

Notary Public

My Commission Expires: 1/31/04

LEE E. CRANFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 **Bob Seaver**, 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 **David L. Burnette** and **Lauren R. Burnette**, 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 7th day of August, 2000.

DEBORAH GAIL JOHNSON
Notary Public, Davidson Co., TN
My Comm. Expires Mar. 24, 2001

Notary Public

My Commission Expires:

EXHIBIT "A"
To
WARRANTY DEED

FROM: David L. Burnette and Lauren R. Burnette

TO: John R. Vispo and Carol T. Vispo

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.

Bob Seaver, Affiant

Sworn to and subscribed before me this

7th day of August, 2000.

Notary Public

DEBORAH GAIL JOHNSON
Notary Public, Davidson Co., TN
My Comm. Expires Mar. 24, 2001

My Commission Expires: