(2)

Box 36

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
Woodmont Centre, Suite 100
104 Woodmont Boulevard
Nashville, Tennessee 37205
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Instr:200008090079129 Page: 1 OF 3
REC'D FOR REC 08/09/2000 2:41:26PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $601.25

RECORD & RETURN
TO: FILE BOX 36
FILE # 16573SP

W & I Ref: (st) Title No: 41808
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Johnathan Evan Gower Amy Elizabeth Gower 2525 Sunset Place Nashville, TN 37212	SAME

TAX MAP-PARCEL NUMBERS: 104-15-109

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 162,500.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mary Philip Matthews, unmarried,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto ~~Johnathan~~ Jonathan **E. Gower and spouse, Amy F. Gower,** 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 easterly 90 feet of Lot No. 22 on the map of Sunset Park Subdivision of record in Plat Book 332, Page 132, Register's Office for said County.

Part of Said Lot No. 22 fronts 90 feet on the southerly margin of Sunset Place, Formerly Turner Avenue and extends back between parallel lines 160.5 feet to a dead line in the rear.

Being the same property conveyed to J. Hunter Matthews and wife, Kathleen S. Matthews by deed from L.E. Loftis and wife, Marie B. Loftis of record in Book 3250, Page 54, Register's Office for said County. The said J. Hunter Matthews predeceased the said Kathleen S. Matthews. The Will of Kathleen S. Matthews of record in Will Book 224, page 672, Seventh Circuit Court for Davidson County, Tennessee. Probate Division, devised subject property to Mary Phillip Matthews to be held in trust. By Order of record in Docket No. 99P4 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, said trust was declared a passive or dry trust and Mary Phillip Matthews was declared The sole heir and sole beneficiary under said will. Said order being shown as Exhibit "A" to this deed.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

The above conveyance is subject to; Taxes for the year 2000 and subsequent years; All Matters shown on The Plan of record in Plat Book 332, Page 132, said Register's Office

This instrument is executed on behalf of Mary Philip Matthews by Joyce Greer 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: 2525 Sunset Place, Nashville, TN 37212

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.

Mary Philip Matthews

Mary Philip Matthews, By: Joyce Greer, Atty-In-Fact

State of Tennessee
County of Davidson

On this 7th day of August, 2000, before me the undersigned authority, personally appeared , 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: $ 162,500.00

Affiant

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

My Commission Expires: 5/30/04

Notary Public

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

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 **Joyce Greer**, 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 **Mary Philip Matthews**, 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.

Notary Public

My Commission Expires: 5/30/04

PERCY WILKINS JR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

EXHIBIT "A"
To
WARRANTY DEED

FROM: Mary Philip Matthews
TO: ~~Jonathan~~ Jonathan E. Gower and Amy F. Gower

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.

Joyce Greer, Affiant

Sworn to and ~~subscribed~~ before me this
7th day of August, 2000.

Notary Public

My Commission Expires: 5/30/04

PERCY WILKINS JR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN