Box 2

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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Instr:200008240083839 Page: 1 OF 3
REC'D FOR REC 08/24/2000 1:42:08PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $510.60

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

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Austin Scott Yarbrough Mary Norton Yarbrough 777 Goodpasture Terrace Nashville, TN 37221	

TAX MAP-PARCEL NUMBERS: 156-2-104.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 138000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ronald E. Despain, Jr. and spouse, Nicole G. Despain,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Austin Scott Yarbrough and spouse, Mary Norton Yarbrough,** 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. 664 on the Plan of Harpeth Woods Section of Harpeth Valley Park of record in Book 4860, page 111, amended in Book 5051, page 89, Register's Office for said County.

SAID Lot No. 664 fronts 115.0 feet on the northerly margin of Goodpasture Terrace and extends back 220.1 feet on the northeasterly line and 235.1 feet on the broken westerly line to a point of intersection.

BEING the same property conveyed to Ronald E. Despain, Jr., and wife, Nicole G. Despain by deed from Anne M. McQueen, unmarried of record in Book 9825, page 722, 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 4860, Page 111, and amended in Book 5051, page 89, said Register's Office, which Plan shows a 30 foot minimum building setback line from Goodpasture Terrace and 10 foot easement for utility and drainage along the broken westerly line(s); Restrictive covenants of record in Book 5051, page 92, Book 5197, page 123, Book 5228, page 718, said Register's Office

This instrument is executed on behalf of by Nicole G. Despain 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: 777 Goodpasture Terrace, Nashville, TN 37221

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 15th day of August, 2000.

Ronald E. Despain, Jr., By: Nicole G. Despain, Atty-In-Fact Nicole G. Despain

Ronald E. Despain, Jr., By: Nicole G. Despain, Atty-In-Fact **Nicole G. Despain**

State of Tennessee
County of Williamson

On this 15th day of August, 2000, before me the undersigned authority, personally appeared **Nicole G. Despain**, 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.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: Notary Public

State of Tennessee My Commission Expires JULY 26, 2003
County of Williamson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 138000.00

Nicole G. Despain
Affiant

Sworn and subscribed before me on the 15th day of August, 2000.

My Commission Expires: Notary Public

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 26, 2003

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 **Nicole G. Despain**, 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 **Ronald E. Despain, Jr.,** 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 15th day of August, 2000.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:_____

My Commission Expires JULY 26, 2003

EXHIBIT "A"
To
WARRANTY DEED

FROM: Ronald E. Despain, Jr. and Nicole G. Despain

TO: Austin Scott Yarbrough and Mary Norton Yarbrough

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.

Nicole G. Despain

Nicole G. Despain, Affiant

Sworn to and subscribed before me this

15th day of August, 2000.

Notary Public

My Commission Expires:_____

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 26, 2003

WIdoc: PAS Exhib WD—9/91