Return to: Advantage Title & Escrow
Box 13

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
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104 Woodmont Boulevard
Nashville, Tennessee 37205
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Davidson County DEEDWARR
Recvd: 09/15/00 15:23 3pgs
Fees:15.00 Taxes:592.00
20000915-0092061

W & I Ref: (st) Title No: 41937
Dav. Co. File: Box 8

#1012

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Walter R. Daniel, Jr. Darlene A. Daniel 4127 Celina Drive Nashville, TN 37207	Columbia National, Inc. P.O. Box 3050 Columbia, MD 21045-6050

TAX MAP-PARCEL NUMBERS: 032-16-16

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 160,000.00,** 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 Jean Mitchel McMillan, Devisees, under the Last Will and Testament of Edward F. Mitchel** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Walter R. Daniel, Jr. and spouse, Darlene A. Daniel,** 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. 87 on the Plan of Dalemere, Section 5 of record in Plat Book 3600, Page 19, Register's Office for said County.

Said Lot No. 87 fronts 182 feet on the southerly margin of Celina Drive and extends back 295 feet on the easterly line and 146.37 feet on the westerly line to a dead line in the rear, measuring 234.86 feet thereon.

Being the same property conveyed to Edward F. Mitchel and wife, Hazel H. Mitchel by deed from Billy F. Moss and wife, Virginia M. Moss of record in Book 5358, page 220, said Registers Office. The said Hazel H. Mitchel has since died. By Quitclaim deed of record in Book 8779, Page 375, Register's Office for said County, Velma Mai Mitchel. The said Edward F. Mitchel has since died. The Last Will and Testament of Edward F. Mitchel, Sr., of record in Will Book 233, page 607, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division devised subject property to Edward F. Mitchel, Jr., and Jean Mitchel McMillan.

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

Above described conveyance is subject to; Taxes for the year 2000 and subsequent years; The Plan of record in Plat Book 3600, Page 19, said Register's Office, shows an owner's certificate, a 90 foot minimum setback line from Celina Drive and a 10 foot easement for public utility purposes along the westerly side & rear lines of said lot; And a 2.5 x 30 foot utility anchor easement located on the northeasterly 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: 4127 Celina Drive, Nashville, TN 37207

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 13th day of September, 2000.

Edward F. Mitchel, Jr.
Edward F. Mitchel, Jr., Devisee

Jean Mitchel McMillan
by Edward F. Mitchel, Jr.
Jean Mitchel McMillan, Devisee, By: Edward F. Mitchel, Jr., Atty-In-Fact

State of Tennessee
County of Davidson

On this 13th day of September, 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 of the same as a free act and deed.

My Commission Expires: _____ NOTARY PUBLIC AT LARGE

Notary Public

(Seal Required)
(If Authorized)

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: $ 160,000.00

Edward F. Mitchel, Jr.
Affiant

Sworn and subscribed before me on the 13th day of September, 2000.

Notary Public

My Commission Expires: _____ NOTARY PUBLIC AT LARGE

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 13th day of September, 2000.

CHRISTY WILKINS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: _____

EXHIBIT "A"
To
WARRANTY DEED

FROM: Edward F. Mitchel, Jr., Devisee and Jean Mitchel McMillan, Devisee

TO: Walter R. Daniel, Jr. and Darlene A. Daniel

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.
Edward F. Mitchel, Jr., Affiant

Sworn to and subscribed before me this

13th day of September, 2000.

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 7/26/03