PREPARED BY (AND RETURN TO):
WILKINS & IVEY
Attorneys-at-Law

Parklane Building, Suite 109
5200 Maryland Way
Brentwood, Tennessee 37027
Ph. (615) 507-2004 - Fax. 507-2002
E-mail: *wilkinsandivey@bellsouth.net*
W & I Ref: (sk) Title No: 41934
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 09/27/00 15:53 4pgs
Fees:19.00 Taxes:651.20
20000927-0095890

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Julio R. Santiago Glenda D. Santiago 1117 Deerhurst Court Nashville, TN 37221	Wells Fargo Home Mortgage 100 South Fifth Street Minneapolis, MN 55402-1275

TAX MAP-PARCEL NUMBERS: 155-08-C-150

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Glenn Harold Guthrie, Jr. and Angela Annette Guthrie,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Julio R. Santiago and spouse, Glenda D. Santiago,** 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 150 on the Plan of Poplar Creek Estaes, Phase II of record in Plat Book 6900, pages 339 through 347, amended by amendment and change of survey monumentation in Book 7900, pages 888 & 889, Register's Office for said County.

BEING the same property conveyed to Glenn Harold Guthrie and wife, Angela A. Guthrie by deed from Lee Chia and William C. Demetrie of record in Book 9958, page 110, Register's Office for Davidson County, Tennessee. The said Glenn Harold Guthrie and Angela A. Guthrie have since divorced by Final Judgement of Divorce No. 99D1793, Fourth Circuit Court for Davidson County, Tennessee.

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; The Plan, with Owner's Certificate, of record in Plat Book 6900, Page 330 through 347 amended by amendment and change of Survey monumentation of record in Book 7900, page 888 & 889, said Register's Office, which Plan shows a 20 foot minimum building setback line from Overhurst Court together with a designated building site and a sewer easement along the easterly side line of said lot; The Declaration of Covenants, Conditions and Restrictions of record in Book 6474, page 346, Book 6486, page 587, Book 6662, page 433, Book 6987, page 966, Book 7270, page 648, Book 7964, page 33, and Book 9472, page 824, 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 Glenn Harold Guthrie, Jr. by Paula Burtch 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 mproved property, known as: 1117 Deerhurst Court, 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 on September 25th, 2000.

Glenn Harold Guthrie, Jr. by Paula Burtch, Atty in Fact

Glenn Harold Guthrie, Jr. by: Paula Burtch, Atty-in-Fact

Angela Annette Guthrie

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 **Paula Burtch**, 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 **Glenn Harold Guthrie, Jr.**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal on Sept 25, 2000

CHRISTY WILKINS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

Notary Public

My Commission Expires: [illegible]

(Seal Required)
(If Authorized)

State of Alabama
County of _____

On September _____, 2000, before me the undersigned authority, personally appeared Angela Annette Guthrie, 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.

Notary Public

My Commission Expires: _____

State of Tennessee

County of _____

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 176,000.00

Affiant

Sworn and subscribed before me on September 25th, 2000.

CHRISTY WILKINS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

Notary Public

My Commission Expires: [illegible]

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 on September 22, 2000.

Glenn Harold Guthrie, Jr. by: Paula Burtch, Atty-in-Fact

Angela Annette Guthrie
Angela Annette Guthrie

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 **Paula Burtch**, 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 **Glenn Harold Guthrie, Jr.**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal on September 22, 2000.

Regina Rose Hudson
Notary Public

My Commission Expires: NOTARY PUBLIC STATE OF ALABAMA AT LARGE MY COMMISSION EXPIRES: Mar 28, 2004 BONDED THRU NOTARY PUBLIC UNDERWRITERS

(Seal Required)
(If Authorized)

State of Alabama
County of Jefferson

On September 22, 2000, before me the undersigned authority, personally appeared Angela Annette Guthrie, 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.

Regina Rose Hudson
Notary Public

My Commission Expires: NOTARY PUBLIC STATE OF ALABAMA AT LARGE MY COMMISSION EXPIRES: Mar 28, 2004 BONDED THRU NOTARY PUBLIC UNDERWRITERS

State of Tennessee
County of _____

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 176,000.00

Affiant

Sworn and subscribed before me on September _____, 2000.

Notary Public

My Commission Expires: _____

EXHIBIT "A"
To
Warranty Deed

FROM: Glenn Harold Guthrie, Jr. and Angela Annette Guthrie

TO: Julio B. Santiago and spouse, Glenda D. Santiago

State of Tennessee
County of Davidson

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 is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant has 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 Saith not.

Paula Burtch affiant
Paula Burtch, Affiant

Sworn to and subscribed before me this

25th day of September, 2000.

Notary Public

My Commission Expires:_____

NOTARY PUBLIC AT LARGE