FILE BOX 7
FATURA & MAZDA
FILE # SP 39317

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: 41958
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 10/04/00 15:22 3pgs
Fees:15.00 Taxes:717.80
20001004-0098611

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Walter G. Quinn, Jr. Lori G. Quinn 1625 Glenridge Drive Nashville, TN 37221	

TAX MAP-PARCEL NUMBERS: 142-13-A-142

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 194,000.00,** 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 W. Krubitzer and spouse, Patricia Krubitzer,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Walter G. Quinn, Jr. and spouse, Lori G. Quinn,** 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. 142 on the Plan of Riverside Phase 2 of record in Book 7900, page 656 Register's Office for said County, to which plan reference is made for a complete description thereof.

BEING the same property conveyed to Edward W. Krubitzer and wife, Patricia Krubitzer by deed from Rochford Realty and Construction Co., Inc. of record in Book 10397, page 103, Register's Office 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 2001, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 7900, Page 656, said Register's Office; The Declaration of Covenants, Conditions and Restrictions of record in Book 7185, page 619, Book 7405, page 780, Book 8104, page 211, 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 Edward W. Krubitzer by Patricia Krubitzer 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: 1625 Glenridge Drive, 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 28th day of September, 2000.

Edward W. Krubitzer by Patricia Krubitzer
Edward W. Krubitzer, By: Patricia Krubitzer, Atty-In-Fact

Patricia Krubitzer
Patricia Krubitzer

State of Tennessee
County of Williamson

On this 28th day of September, 2000, before me the undersigned authority, personally appeared **Patricia Krubitzer**, 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: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

State of Tennessee
County of Williamson

My Commission Expires JULY 26, 2003

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 194,000.00

Lori C.
Affiant

Sworn and subscribed before me on the 28th day of September, 2000.

Notary Public

My Commission Expires: 9/28/2002

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 **Patricia Krubitzer**, 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 **Edward W. Krubitzer**, 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 28th day of September, 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: Edward W. Krubitzer and Patricia Krubitzer

TO: Walter G. Quinn and Lori G. Quinn

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.

Patricia Krubitzer, Affiant

Sworn to and subscribed before me this

28th day of September, 2000.

Notary Public

My Commission Expires: _____

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

My Commission Expires JULY 26, 2003