File Box 9B
First Title & Escrow Co., Inc.

17597

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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Davidson County DEEDWARR
Recvd: 11/27/00 14:28 3pgs
Fees:15.00 Taxes:1940.65
20001127-0116142

W & I Ref: (gj) Title No: 42033
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
J. Lynn Jackson M. Catherine Dundon 329 Whitworth Way Nashville, TN 37205	Mortgage Investors Group 8320 E. Walker Springs Lane Knoxville, TN 37923

TAX MAP-PARCEL NUMBERS: 104-14-H-013

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 524500.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **David F. Partlett and spouse, Nannette S. Partlett,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **J. Lynn Jackson and M. Catherine Dundon, both unmarried, as joint tenants with rights of survivorship,** 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. 13 on the Plan of Final Plat of Whitworth, Phase 3, Section I of record in Plat Book 7900, pages 866, 867, 868 and amended in Book 9582, page334 and amended in Book 10270, page 34, Register's Office for said County.

SAID Lot No. 13 fronts 70.00 feet on the northwesterly margin of Whitworth Way and extends back 112.96 feet on the southeasterly line and 109.77 feet on the southwesterly line to a broken line in the rear, measuring 62.40 feet thereon.

BEING the same property conveyed to David F. Partlett and wife, Nannette S. Partlett by deed from Rockford Realty and Construction Company, Inc., of record in Book 10683, page 186, 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 2001, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 7900, Page 866-868, as amended in Book 9582, page 834 and Book 10270, page 34, said Register's Office, which Plan shows a 15 foot minimum building setback line from Whitworth Way, together with a designated building site and 20 foot easement for utility and joint access and public utility easement along the along the rear line(s); The Declaration of Covenants, Conditions and Restrictions of record in Book 8026, page 305, Book 9567, page 185, Book 9567, page 216, Book 9567, page 259, Book 9567, page 294, Book 9567, page 301, Book 9738, page 770, Book 10503, page 139, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; Deeds of Conveyance to the Metropolitan Government of Nashville and Davidson County Department of Water and Sewer Services of record in Book 10360, pages 307 and 372, said Register's Office and Book 10633, page 334, said Register's Office; Easement Agreement of record in Book 9778, page 16, said Register's Office; and Deed of Temporary Easement of record in Book 9736, page 221, said Register's Office; and Deed of Easement for joint access of record in Book 9567, page 691, said Register's Office.

This instrument is executed on behalf of David F. Partlett by Nannette S. Partlett 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: 329 Whitworth Way, Nashville, TN 37205

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 21st day of November, 2000.

David F. Partlett By Nannette S. Partlett Attorney in Fact — **David F. Partlett, By: Nannette S. Partlett, Atty-In-Fact**

Nannette S. Partlett — **Nannette S. Partlett**

State of Tennessee
County of Davidson

On this 21st day of November, 2000, before me the undersigned authority, personally appeared **Nannette S. Partlett**, 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: My Commission Expires 7/2/2002

Notary Public

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: $ 524500.00

Patricia Greer
Affiant

Sworn and subscribed before me on the 22nd day of November, 2000.

Beth M. Brock
Notary Public

My Commission Expires: 6/4/2001

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 **Nannette S. Partlett**, 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 **David F. Partlett**, 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 21st day of November, 2000.

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

Notary Public

My Commission Expires: My Commission Expires 7/28/2002

EXHIBIT "A"
To
WARRANTY DEED

FROM: David F. Partlett and Nannette S. Partlett

TO: J. Lynn Jackson and M. Catherine Dundon

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.

Nannette S. Partlett

Nannette S. Partlett, Affiant

Sworn to and subscribed before me this

21st day of November, 2000.

Notary Public

My Commission Expires:_____

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

My Commission Expires 7/28/2002