Prepared by/Return to:
American Escrow Company
P. O. Box 1733
Hendersonville, TN 37077

Davidson County DEEDWARR
Recvd: 01/02/01 08:47 3pgs
Fees:15.00 Taxes:388.50
20010102-0000069

Warranty Deed

Address of New Owners:	Mortgagee/Send Tax Bills to:	Map & Parcel
Tammy A. Williams	GMAC Mortgage Corporation	076-05-160
100 Ashley Cove	5544 Franklin Road S-202	04D-93627
Hermitage TN 37076	Nashville, TN 37220	

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FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE

Gary B. Arnold, Jr. and wife, Sarah M. Arnold

HERINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Tammy A. Williams and, Lamar Perry, Jr., both unmarried, as joint tenants with rights of survivorship, with the remainder to the survivor in fee

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OF PARCEL OF LAND IN Davidson COUNTY, STATE OF TENENSSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot Number 8, on the Plan of Ashley Place, of record in Plat Book 7900, Page 123 & as amended in Plat Book 8307, Page 239, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Gary B. Arnold, Jr. and wife, Sarah M. Arnold by Deed of record in Book 11398, Page 514 & as re-recorded in Book 11641, Page 308, Register's Office for Davidson, County, Tennessee.

Reference is hereby made to the Power of Attorney of Gary B. Arnold, Jr. and wife, Sarah M. Arnold, being recorded simultaneously herewith.

The Affidavit of Attorney in Fact is hereby added to and made a part hereof.

This conveyance is subject to all restrictions and easements of record.

This is improved property known as 100 Ashley Cove, Hermitage TN 37076.

TO HAVE AND TO HOLD the said tract of parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS OUR HANDS THIS 28TH DAY OF DECEMBER, 2000.

Gary B Arnold Jr. By Rob Darnell his atty in fact

Gary B. Arnold, Jr. BY: Rob Darnell, his atty-in-fact

Sarah M Arnold by Rob Darnell her atty-in-fact

Sarah M. Arnold BY: Rob Darnell, his atty-in-fact

STATE OF TENENSSEE
COUNTY OF DAVIDSON

PERSONALY APPEARED BEFORE ME, ROB DARNELL, IN HIS CAPACITY AS ATTORNEY IN FACT FOR GARY B. ARNOLD, JR. AND WIFE, SARAH M. ARNOLD, WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO ACKNOWLEDGED THAT HE EXECUTED THE WITHIN INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED, AND WHO FURTHER ACKNOWLEDGED THAT HE IS THE ATTORNEY IN FACT OF THE MAKER AND IS AUTHROIZED BY THE MAKER TO EXECUTE THIS INSTRUMENT ON BEHALF OF THE MAKER.

WITNESS MY HAND, AT OFFICE THIS 28TH DAY OF DECEMBER, 2000.

Notary Public K. J. Shelton

K. J. SHELTON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES: 08/24/03

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00.

James A Williams

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF DECEMBER, 2000.

Notary Public K. J. Shelton

MY COMMISSION EXPIRES: 08/24/03

K. J. SHELTON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

AMERICAN ESCROW COMPANY

AFFIDAVIT OF ATTORNEY IN FACT

Gary B. Arnold, Jr. & Sarah M. Arnold

STATE OF TENNESSEE

COUNTY OF Davidson

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this Affidavit, or a certified true copy of this Affidavit, is attached was executed by the undersigned as Attorney in Fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power and authority granted unto the undersigned by said principal.

3. That the undersigned has no knowledge or notice of the termination of the power and authority granted unto the undersigned as Attorney in Fact for the said principal, either by revocation or by the said principal's death.

FURTHER THE AFFIANT SAYETH NOT:

WITNESS my hand on this the 28th day of December, 2000

Rob Darnell

SWORN to and subscribed before me, this 28th day of December, 2000

Notary Public. B.J. Shelton

My Commission Expires: August 24, 2003

B.J. SHELTON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.

AIF-POA.RDW