PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
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W & I Ref: (gj) Title No: 42121
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 01/16/01 13:52 3pgs
Fees:15.00 Taxes:440.30
20010116-0004647

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Lloyd F. McGill 540 Westgate Court Nashville, TN 37221	Bank of America 6200 Gateway Cypress, CA 90630-4842

TAX MAP-PARCEL NUMBERS: 142-15-79

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 119000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Catherine M. Goodmen, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Lloyd F. McGill,** 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. 15 on the Plan of Westward Winds of record in Book 3700, page 32, Register's Office for said County.

SAID Lot No. 15 fronts 46.27 feet on the easterly margin of Westgate Court and extends back 140.4 feet on the northwesterly line and 164.7 feet on the broken southerly line to a dead line in the rear, measuring 148.0 feet thereon.

BEING the same property conveyed to Catherine M. Goodmen, a single woman, by deed from Reyadh Redha of record in Book 9142, page 19, 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 3700, Page 32, said Register's Office, which Plan shows a 30 foot minimum building setback line from Westgate Court and 10 foot easement for utility and drainage purposes along the along the rear and a portion of the broken southerly line(s); Restrictive covenants of record in Book 3944, page 377, said Register's Office

This instrument is executed on behalf of Catherine M. Goodmen by Ann Evers Smith 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: 540 Westgate 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 this 12th day of January, 2001.

Catherine M. Goodmen

Catherine M. Goodmen, By: Ann Evers Smith, Atty-In-Fact

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: $ 119000.00

Affiant

Sworn and subscribed before me on the 12th day of January, 2001.

Notary Public

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2004

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 **Ann Evers Smith,** 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 **Catherine M. Goodmen**, 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 12th day of January, 2001.

Notary Public

My Commission Expires:_____

EXHIBIT "A"
To
WARRANTY DEED

FROM: Catherine M. Goodmen

TO: Lloyd F. McGill

PERCY WILKINS, JR.
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 30, 2004

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.

Ann Evers Smith, Affiant

Sworn to and subscribed before me this
12th day of January, 2001.

Notary Public

My Commission Expires:_____

PERCY WILKINS, JR.
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 30, 2004