PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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W & I Ref: (sk) Title No: 42447
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 05/15/01 14:43 3pgs
Fees:15.00 Taxes:902.80
20010515-0050317

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Karen F. Howell 100 Longwood Place Nashville, TN 37215	SAME

TAX MAP-PARCEL NUMBERS: 117-9-B-1.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 244,00.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **George H. Davis and spouse, June L. Davis,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Karen F. Howell,** 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. 1 on the Plan of Longwood, of record in Book 5200, page 86, Register's Office for said County, as amended as to floor areas and lot coverage's in Book 5419, page 183, said Register's Office, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to George H. Davis and wife, June L. Davis by deed from Cosette M. Baker, unmarried of record in instrument no. 20001018-0103159, 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 5200, Page 86 and amended in Book 5419, page 183, said Register's Office, which Plan shows a 10 foot minimum building setback line from Longwood Place together with additional setback designations; easement for sanitary sewers and/or strom drainage granted to The Metropolitan Government of Nashville and Davison County of reocrd in Book 3401, page 531 and in Book 5287, page 712, said Register's Office; The Declaration of Covenants, Conditions and Restrictions of record in Book 5344, page 353, 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 June L. Davis by George H. Davis 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: 100 Longwood Place, Nashville, TN 37215

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 15th day of May, 2001.

George H. Davis

June L. Davis, By: George H. Davis, Atty-In-Fact

State of Tennessee
County of Davidson

On this 15th day of May, 2001, before me the undersigned authority, personally appeared **George H. Davis**, 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.

My Commission Expires 7/26/2003

Notary Public

State of Tennessee
County of Williamson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 244,000.00

Affiant

Sworn and subscribed before me on the 15th day of May, 2001.

My Commission Expires:

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

My Commission Expires 7/26/2003

Notary Public

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 **George H. Davis**, 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 **June L. Davis**, 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 15th day of May, 2001.

Notary Public

My Commission Expires:_____

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

My Commission Expires 7/26/2003

EXHIBIT "A"
To
WARRANTY DEED

FROM: George H. Davis and June L. Davis

TO: Karen F. Howell

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.

George H. Davis, Affiant

Sworn to and subscribed before me this

15th day of May, 2001.

Notary Public

My Commission Expires:_____

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

My Commission Expires 7/26/2003