PREPARED BY (AND RETURN TO):

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W & I Ref: (sk) Title No: 42607
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 06/14/01 16:52 3pgs
Fees:15.00 Taxes:362.23
20010614-0063220

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Courtney T. Black 8114 Stacy Square Court Nashville, TN 37221	New South Federal Savings Bank 210 Automation Way Birmingham, AL 35210

TAX MAP-PARCEL NUMBERS: 128-10-212

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 97,900.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Michael A. Lampton and Aaron R. Lampton, both married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Courtney T. Black,**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 the westerly part of Lot No. 3B and also known as Lot No 3 on the Plan of Zone Lot Division - Stacy Square Townhomes Stacy Square, Section 7 of record in Book 5200, page 438 and amended in Book 5200, page 467, Register's Office for said County.

SAID Lot No. 3B fronts 23.85 feet on the northerly margin of Stacy Court and extends back 198.91 feet on the westerly line and 269.70 feet on the broken easterly line to a dead line in the rear measuring 95.52 feet thereon.

BEING the same property conveyed to Michael Lampton and Aaron Lampton by deed from Kyle Moville of record in Book 10486, page 824, Register's Office for Davidson County, Tennessee. Aaron Lampton's principal State of Residence is Indiana and he has never occupied the subject property as a principal marital residence.

Nicole J. Lampton joins in this conveyance soley to convey any and all marital interest she may have in the subject property.

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 5200, Page 438 and amended in Book 5200, page 467, said Register's Office, which Plan shows a 20 foot minimum building setback line from Stacy Court and 10 foot foot easement for public utility and drainage purposes along the rear line of said lot and a 2.5 x 20 foot utilty anchor easement located on the southwesterly front corner line(s); Restrictive covenants of record in Book 5973, page 335, Book 6307, page 866, and Plat Book 5200, page 467, said Register's Office.

This instrument is executed on behalf of Aaron R. Lampton by Michael A. Lampton 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. 20010614-0063219

This is improved property, known as: 8114 Stacy Square 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 13th day of June, 2001.

Michael A. Lampton
Michael A. Lampton

Aaron R. Lampton
Aaron R. Lampton, By: Michael A. Lampton, Atty-In-Fact

Nicole J. Lampton
Nicole J. Lampton

State of Tennessee
County of Davidson

On this 13th day of June, 2001, before me the undersigned authority, personally appeared **Michael A. Lampton and Nicole J. Lampton**, 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: _____

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

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: $ 97,900.00

Affiant

Sworn and subscribed before me on the 13th day of June, 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 **Michael A. Lampton**, 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 **Aaron R. Lampton**, 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 13th day of June, 2001.

Notary Public

My Commission Expires:_____

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

EXHIBIT "A"
To
WARRANTY DEED

FROM: Michael A. Lampton and Aaron R. Lampton

TO: Courtney T. Black

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.

Michael A. Lampton

Michael A. Lampton, Affiant

Sworn to and subscribed before me this

13th day of June, 2001.

Notary Public

My Commission Expires:_____

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