PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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W & I Ref: (gj) Title No: 42571
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 06/29/01 16:08 3pgs
Fees:15.00 Taxes:529.10

20010629-0069305

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
John L. Huber, Jr. Elizabeth N. Huber 5828 Murphywood Crossing Antioch, TN 37013	SunTrust Bank P. O. Box 305100/7th Floor Nashville, TN 37230-5110

TAX MAP-PARCEL NUMBERS: 164-13-58

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 143000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Dana A. Cappillino and spouse, Robin L. Cappillino,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John L. Huber, Jr. and spouse, Elizabeth N. Huber,** 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. 230 on the Plan of First Revision of Asheford Crossing Section Two of record in Book 9700, page 171, Register's Office for said County.

SAID Lot No. 230 fronts 64.41 feet on the easterly margin of Murphywood Crossings and extends back between parallel lines 129 feet to a dead line.

BEING the same property conveyed to Dana A. Cappillino and wife, Robin L. Cappillino by deed from Beazer Homes Corp. d/b/a Phillips Builders of record in Book 10366, page 128, 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 9700, Page 171, said Register's Office, which Plan shows 20 foot and 10 foot easement for utility and drainage purposes along the front and rear line(s); The Declaration of Covenants, Conditions and Restrictions of record in Book 9651, page 900, Book 9980, page 482, Book 10801, page 180, Book 10353, page 575, 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 Dana A. Cappillino and Robin L. Cappillino by Doug Jacobs 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: 5828 Murphywood Crossing, Antioch, TN 37013

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 22nd day of June, 2001.

Dana A Cappillino

Dana A. Cappillino, By: Doug Jacobs, Atty-In-Fact

By Doug Jacobs Atty in Fact.

Robin L Cappillino

Robin L. Cappillino, By: Doug Jacobs, Atty-In-Fact

By Doug Jacobs atty in fact

State of Tennessee
County of Williamson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 143000.00

Affiant

Sworn and subscribed before me on the 22nd day of June, 2001.

Notary Public

My Commission Expires:

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires JULY 26, 2003

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 **Doug Jacobs**, 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 **Dana A. Cappillino** and **Robin L. Cappillino**, 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 22nd day of June, 2001.

CHRISTY WILLIAMS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: ARGE

Commission Expires JULY 26, 2003

EXHIBIT "A"
To
WARRANTY DEED

FROM: Dana A. Cappillino and Robin L. Cappillino

TO: John L. Huber, Jr. and Elizabeth N. Huber

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.

Doug Jacobs, Affiant

Sworn to and subscribed before me this

22nd day of June, 2001.

Notary Public

My Commission Expires:

CHRISTY WILLIAMS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 26, 2003