PREPARED BY (AND RETURN TO):

**WILKINS & IVEY**
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W & I Ref: (st) Title No: 42667
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 07/06/01 16:01 3pgs
Fees:18.00 Taxes:1005.40
20010706-0072511

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Patrick C. Slay<br>Rosanne Slay MFR By MJR<br>1123 Woodvale Drive MJR<br>Nashville, TN ~~37211~~ 37204 | ANB AMRO Mortgage Group, Inc<br>2600 W. Big Beaver Road<br>Troy, Michigan 48084 |

**TAX MAP-PARCEL NUMBERS: 131-04-145**

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$ 272,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **M. Justin Rider and spouse, Michelle F. Rider,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Patrick C. Slay and spouse, Rosanne Slay,** 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. 2 and the westerly one-half of Lot No. 3 on the Plan of College Park, Block 20 of record in Book 843, Page 29, Register's Office for Davidson County, Tennessee.

Said Lot No. 2 and the westerly one-half of Lot No. 3 front a total of 90.00 feet on the southerly side of Woodvale Drive and extend back 165.00 feet on the westerly side and 165.00 feet on the easterly line to a line in the rear, measuring 90.00 feet thereon.

Being the same property conveyed to M. Justin Rider and wife, Michelle F. Rider by deed from David R. Malone and wife, Kristen T. Malone of record in Book 11555, Page 186, 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; All Matters shown on The Plan, with Owner's Certificate, of record in Plat Book 843, Page 29, said Register's Office.

This instrument is executed on behalf of Michelle F. Rider by M. Justin Rider 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.

MFR By MJR
MJR

**This is improved property, known as:** 1123 Woodvale Drive, Nashville, TN ~~37211~~ 37204

**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 2nd day of July, 2001.

**M. Justin Rider**

**Michelle F. Rider: By M. Justin Rider her Atty-In-Fact**

**State of Tennessee**
**County of Davidson**

On this 2nd day of July, 2001, before me the undersigned authority, personally appeared **M. Justin Rider**, 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.

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

My Commission Expires: _____ Notary Public

State of Tennessee
County of Davidson

My Commission Expires MAY 30, 2004

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **M. Justin Rider**, 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 **Michelle F. Rider**, 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 2nd day of July, 2001.

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

My Commission Expires: _____ Notary Public

My Commission Expires MAY 30, 2004

# EXHIBIT "A"
To
WARRANTY DEED

**FROM: M. Justin Rider and Michelle F. Rider**

**TO: Patrick C. Slay and Rosanne Slay**

## 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.

M. Justin Rider, Affiant

Sworn to and subscribed before me this
2nd day of July, 2001.

Notary Public

My Commission Expires:

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

**State of Tennessee**
**County of Davidson**

My Commission Expires MAY 30, 2004

## 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: $ 272,000.00

Affiant

Sworn and subscribed before me on the 2nd day of July, 2001.

Notary Public

My Commission Expires:

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

My Commission Expires MAY 30, 2004

WIlkinsDeedAffWD—9/91