PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
Woodmont Centre, Suite 100
104 Woodmont Boulevard
Nashville, Tennessee 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *wilkinsandivey@bellsouth.net*

Davidson County DEEDWARR
Recvd: 07/31/01 17:02 3pgs
Fees:18.00 Taxes:687.83
20010731-0081251

W & I Ref: (st) Title No: 42718
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Brian Henderson Shanna Henderson 840 Clematis Drive Nashville, TN 37205	Suntrust Bank 201 Fourth Ave N/7th Floor Nashville, TN 37219

TAX MAP-PARCEL NUMBERS: 102-14-042

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 185,900.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jonathan Brantley Golczynski and Jill Marie Sappenfield, both unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Brian Henderson and spouse, Shanna Henderson,** 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. 320 on the Plan of Brook Meade, Section IV of record in Book 2331, Page 34 & 35 Register's Office for said County.

Said Lot No. 320 fronts 190.7 feet on the northerly margin of Clematis Drive and extends back 307.3 feet on the easterly line and 313.0 feet on the westerly line to a dead line in the rear, measuring 212.7 feet thereon.

Being the same property conveyed to Jonathan Brantley Golczynski and Jill Marie Sappenfield, as joint tenants with rights of survivorship by deed from Rachel M. Touchton, unmarried of record in Doc No. 20010625-0067207.

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 2331, Page 34 & 35, said Register's Office, which Plan shows a 50 foot minimum building setback line from Clematis Drive and a 10 foot easement for public utility purposes along the rear & westerly line(s); A 10 foot permanent easement for sanitary sewers and/or storm drainage south of and adjacent to the rear line of said lot, with a 10 foot temporary construction easement, south of and adjacent thereto, as granted to the Metropolitan Government by instrument of record in Book 4462, Page 125, said Register's Office.

This instrument is executed on behalf of Jonathan Brantley Golczynski by Jill Marie Sappenfield 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: 840 Clematis Drive, Nashville, TN 37205

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 26th day of July, 2001.

Jonathan Brantley Golczynski, Jill Marie Sappenfield

Jonathan Brantley Golczynski, By: Jill Marie Sappenfield, Atty-In-Fact

Jill Marie Sappenfield

State of Tennessee
County of Davidson

On this 26th day of July, 2001, before me the undersigned authority, personally appeared * 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.

*Jill Marie Sappenfield

My Commission Expires: PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. Notary Public

State of Tennessee
County of Davidson My Commission Expires MAY 30, 2004

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 185,900.00

Affiant

Sworn and subscribed before me on the 26th 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

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 **Jill Marie Sappenfield**, 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 **Jonathan Brantley Golczynski**, 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 26th 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

EXHIBIT "A"
To
WARRANTY DEED

FROM: Jonathan Brantley Golczynski and Jill Marie Sappenfield

TO: Brian Henderson and Shanna Henderson

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.

Jill Marie Sappenfield, Affiant

Sworn to and subscribed before me this
26th 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