Bk 436

PREPARED BY (~~AND RETURN TO~~):

WILKINS & IVEY
Attorneys At Law

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Davidson County DEEDWARR
Recvd: 10/02/01 17:00 3pgs
Fees:18.00 Taxes:555.00
20011002-0106846

W & I Ref:(SK) Title No: 42909
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
April A. Ingram Jon M. Young 9366 Hester Beasley Road Nashville, TN 37221	SAME

TAX MAP-PARCEL NUMBERS: 168-222

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$150,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Marsha L. Wiggins**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **April A. Ingram and spouse, Jon M. Young** 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. 4 on the Plan of Carousel Farm Subdivision of record in Book 9700, page 393, to which plan reference is hereby made for a more complete description thereof.

BEING the same a portion of the same property conveyed to Ernest G. Wiggins and wife, Marsha L. Wiggins by deed from Mary E. Fairchild, a single person of record in Book 9822, page 112, Register's Office for said County. The said Ernest G. Wiggins has since died.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2002, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 9700 Page 393, said Register's Office, which Plan shows a setback line to be determined by Metro Zoning Ordinance and an easement for public utility, drainage and ingress and egress and sewage soil absorption areas labeled areas 1 and 2; portions of said lots lie within a 100 year flood boundary as shown; a 25 foot wide access and utility easement as set forth by instrument of record in Book 9251, page 30, said Register's Office; Agreement for dedication of public utilities easement to the Harpeth Valley Utilities district of Davidson and Williamson Counties, executed July 23, 1995 and recorded March 18, 1996, in Book 9981, page 143, said Register's Office; Rights of upper and lower riparian owners in and to the waters of South Harpeth River crossing or adjoining the property and the natural flow thereof, free from dimunution or pollution; Title to that portion of subject property embraced within the bounds of any roads, highways or public rights-of-way.

This instrument is executed on behalf of Marsha L. Wiggins by Jane Smith as Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference.

This is improved property, known as: 9370 Hester Beasly, Nashville, Tennessee 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 28th day of September, 2001.

Marsha Wiggins

Marsha . Wiggins , by: Jane Smith, Atty-in-Fact

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 $150,000.00

Affiant

Sworn and subscribed before me this the 28th day of September, 2001

Notary Public

My Commission Expires: _____

DAVID B. HERBERT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
David B. Herbert
My Commission Expires
January 29, 2005
STATE OF TENNESSEE

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 , **Jane Smith** 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 **Marsha L. Wiggins** , as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 28th day of September, 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: Marsha L. Wiggins

TO: April A. Ingram and Jon Young

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this 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 Saith not.

Jane Smith, Affiant

Sworn to and subscribed before me this
28th day of September, 2001

Notary Public

My Commission Expires:_____

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

My Commission Expires MAY 30, 2004