PREPARED BY (AND RETURN TO):

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W & I Ref: ST Title No: 43085

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 11/21/01 15:43 3pgs
Fees:18.00 Taxes:1110.00
20011121-0128188

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Michael D. Connell 900 Huntington Circle Nashville, TN 37215	Countrywide Home Loans Berry Hill Square 718 Thompson Lane, Suite 104 Nashville, Tennessee 37204-3612

TAX MAP-PARCEL NUMBERS: 131-6-C-28

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$300,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Bill Gatzimos and spouse Brenda Gatzimos**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Michael D. Connell** 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. 140 on the Plan of Burton Hills Village of Huntington Tract 10 of record in book 6250, Page 612 Register's Office for said County, to which Plan reference is made for a complete description.

Being the same property conveyed to Bill Gatzimos and wife Brenda Gatzimos by deed from Burton Hills Properties, a Kentucky General Partnership of record in Book 6946, Page 584,.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.

Above described conveyance is subject to;Taxes for 2002, and subsequent years. The Plan, with Owner's Certificate, of record in Book 6250, page 612 , said Register's Office, which Plan shows a 15 foot minimum building set back line from Hunting Circle, together with additional setback designations; Subject to the Declaration of Covenants, Conditions and Restrictions of record in Book 6326, Page 588, Book 6517, Page 522, Book 6691, Page 593, Book 6778, Page 536, Book 6911, Page 120, and Book 6644, Page 1, as amended in Book 6917, Page 724, book 7046, Page 520, book 7076, Page 691, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; but deleting any covenant, condition , conditions or restrictions would violate 42 USC 3604c.

This instrument is executed on behalf of Brenda Gatzimos by Bill Gatzimos 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: 900 Huntington Circle, Nashville, Tennessee 37215

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 20th day of November, 2001 .

Bill Gatzimos

Brenda GatzimosBy: Bill Gatzimos, Atty-In-Fact

State of TENNESSEE
County of DAVIDSON

On this 21st day of November, 2001 , before me the undersigned authority, personally appeared **Bill Gatzimos**, 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: _____

Notary

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

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: $300,000.00

Affiant

Sworn and subscribed before me this

My Commission Expires: _____

Notary Public

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 , **Bill Gatzimos** 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 Brenda Gatzimos , 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 _____

_____
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: Bill Gatzimos and Brenda Gatzimos

TO: Michael D. Connell

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.

_____
Bill Gatzimos, Affiant

Sworn to and subscribed before me this _____

_____
Notary Public

My Commission Expires:_____

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

My Commission Expires MAY 30, 2004