Davidson County DEEDWARR
Recvd: 09/09/02 10:59 3pgs
Fees:18.00 Taxes:284.90

20020909-0108747

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $77,000.00

Janice F. Skinner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of August, 2002.

Sharon L. Riley
Notary Public

MY COMMISSION EXPIRES: 5-28-03

(AFFIX SEAL)

SHARON L. RILEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 6 Cadillac Drive, Suite 190, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Janice Mills Skinner	Chase Manhattan Mortgage Corporation	150-7-523
(NAME) 3385 Oak Trees Court	(NAME) 780 Kansas Lane Ste. B	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Monroe, LA 71203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JEFFREY K. MANN, AND WIFE, NENETH MANN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JANICE MILLS SKINNER AND HUSBAND, WILLIAM BARRY SKINNER

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 63B, Zone Lot Division of Lots 62 63 65 on the Plan of Lakeshore Woods, Section 3, of record in Plat Book 6250, Page 730, amending Plat Book 5200, Page 621, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Jeffrey K. Mann by deed from Corazon G. Yago, unmarried of record in Book 11181, Page 701 Register's Office for Davidson County, TN.

Neneth Mann joins in this conveyance to relinquish any rights she may have in and to the property herein described by virtue of marriage to Jeffrey K. Mann.

This instrument is executed on behalf of Jeffrey K. Mann and Neneth Mann by ~~Imelda G. Yago~~ *Imelda G. Yago-Koppes * 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. Imelda G. Yago-Koppes being one and the same person as Imelda Yago-Koppes.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 3385 Oak Trees Court, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 30th day of August, 2002.

Jeffrey K. Mann
Jeffrey K. Mann
by Imelda G. Yago-Koppes, Attorney in Fact
by: Imelda G. Yago-Koppes

Neneth Mann
Neneth Mann
by Imelda G. Yago-Koppes, Attorney in Fact
by: Imelda G. Yago-Koppes

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Imelda G. Yago-Koppes, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Jeffrey K. Mann and Neneth Mann, and acknowledged that he/she executed the same by Power of Attorney, as the free act and deed of said Jeffrey K. Mann and Neneth Mann. WITNESS my hand and Notarial Seal this August 30, 2002.

Sharon L. Riney
Notary Public

My Commission Expires

5-28-03

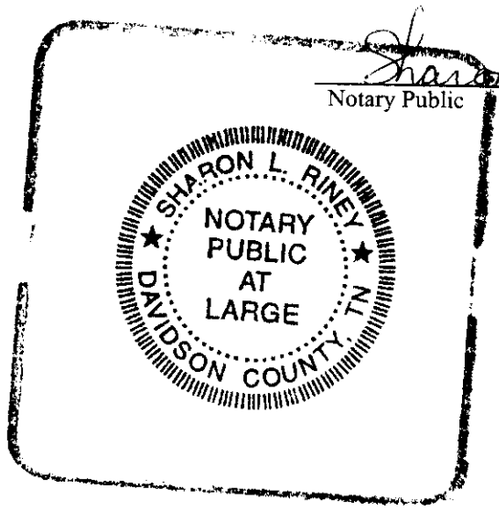


EXHIBIT "A"

ALIVE AND WELL AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON) to wit:

This day appeared before me, the undersigned, a Notary Public in and for the jurisdiction aforesaid, Imelda Yago Copes who made oath as follows:

1. That by appointments dated 8/30/02 which are recorded in the Register's Office for Davidson County, Tennessee, Imelda Yago ~~Copes~~ Koppes was appointed as attorney-in-fact for Jeffrey K. Mann and Neneth Mann ("Principals") for the purposes set out therein.

2. That the said Principals are alive at the time of the execution of the Warranty Deed, Deed of Correction and/or Security Instrument in their behalf to which this affidavit is attached and any other loan documents, and further that he/she has not, or had not, at the time of doing any act pursuant to the power of attorney, received actual knowledge or actual notice of the revocation or termination of the powers of attorney, by death, disability or otherwise, or notice of any facts indicating the same.

Given under my hand this 30th day of August,2002.

Imelda Yago Koppes
Imelda Yago -Koppes

STATE OF TENNESSEE
WILLIAMSON COUNTY

I, the undersigned, a Notary Public in and for the jurisdiction aforesaid, in the State of Tennessee, do certify that Imelda Yago-Koppes whose name is signed to the foregoing writing bearing date of August 30, 2002 has acknowledged and sworn to the same before me in my jurisdiction aforesaid.

Given under my hand this 30th day of August, 2002.

My Commission Expires:

5-28-03

Sharon L Riney
Notary Public

SHARON L. RINEY NOTARY PUBLIC AT L... DAVI...

PREPARED BY:
LEHMAN LAND TITLE, INC.
6 CADILLAC DRIVE, STE 190
BRENTWOOD, TN 37027