Return to:
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File Box 9B
#20098

PREPARED BY (XXXXXXXXXXX):

**WILKINS & IVEY**
Attorneys At Law

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Davidson County DEEDWARR
Recvd: 03/14/03 15:36 3pgs
Fees:18.00 Taxes:294.15
20030314-0034649

W & I Ref: ST Title No: 44283

Dav. Co. File: Box 8

| **ADDRESS NEW OWNER:** | **RESPONSIBLE FOR TAX PAYMENT:** |
|---|---|
| Jennifer A Nichols<br>620 Southgate Avenue<br>Nashville, Tennessee 37203 | America's Wholesale Lender<br>750 Old Hickory Blvd., #180<br>Brentwood, TN 37027 |

**TAX MAP-PARCEL NUMBERS:** 105-11-002

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$79,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Charlotte J. Pence and husband, Timothy A. Jenkins and Robert M. XX Tate, married,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Jennifer A Nichols*** 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:**

*unmarried

Land in Davidson County, Tennessee, being Lot No. 2 on the Map showing a Division of Lot Nos. 17, 18, and 19, on the Plan of John B. Williams addition, of record in Book 161, page 70, Register's Office for said County, for C. B. Kelley and Company, said Kelley re-subdivision not being of record, and being more particularly described according to a survey thereof made by W. A. Blanchard, Civil Engineer, dated August 19, 1946 and a survey by John Kohl & Company, P.C. dated April 28, 1999, as follows:

Said Lot No. 2 fronts 50 feet on the northerly margin of Southgate Avenue and extends back between parallel lines parallel to and 229 feet West of the westerly margin of Martin Street, 153 feet to a dead line.

Being the same property conveyed to Charlotte J. Pence and husband, Timothy A. Jenkins and Robert M. Tate, a married man, as joint tenants with the right of survivorship by deed from Martha Louise Mayberry Brooks of record in Book 11458, Page 397. Register's Office for Davidson County, Tennessee.

Rita B. Tate, spouse of Robert M. Tate, joins in conveying any interest she might have in subject property.

**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 2003, and subsequent years; All Matters shown on The Plan, with Owner's Certificate, of record in Plat Book 161 Page 70, said Register's Office.

This instrument is executed on behalf of Robert M. Tate and Rita B. Tate by Charlotte J. Pence 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: 620 Southgate Avenue, Nashville, Tennessee 37203**

**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 13th day of March , 2003

Charlotte J. Pence

**Charlotte J. Pence**

Timothy A. Jenkins

**Timothy A. Jenkins**

Robert M. Tate

**Robert M. Tate By:Charlotte J. Pence, Atty-In-Fact**

Rita B. Tate

**Rita B. Tate, By:Charlotte J. Pence, Atty-In-Fact**

**State of** TENNESSEE
**County of** DAVIDSON

On this 13th day of March, 2003, before me the undersigned authority, personally appeared **Charlotte J. Pence and Timothy A. Jenkins**, 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

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 **Charlotte J. Pence**, 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 **Robert M. Tate and Rita B. Tate**, 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 13th day of March, 2003

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

My Commission Expires: _____

Notary Public

My Commission Expires MAY 30, 2004

**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: $79,500.00

WILLIAM T. CHAPMAN, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Jennifer A. Nichols

Affiant

Sworn and subscribed before me this 13th day of March, 2003

My Commission Expires: _____

My Commission Expires SEPT. 30, 2006

Notary Public

*Wilsinc: Deed Wty – 12/92*

# EXHIBIT "A"
**To**
**Warranty Deed**

**FROM: Charlotte J. Penceand husband, Timothy A. Jenkins and** Robert M. Tate

**TO: Jennifer A Nichols**

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.

Charlotte J. Penn
, Affiant

Sworn to and subscribed before me this
13th day of March 2003

Notary Public

My Commission Expires:

PERCY WILKINS, JR.
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 30, 2004