Davidson County DEEDWARR
Recvd: 08/28/03 08:40 3pgs
Fees:18.00 Taxes:545.75
20030828-0124825

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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Nashville, TN 37205
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W & I Ref: GJ Title No: 44880

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Michelle L. Marshall 627 Whispering Hills Drive Nashville, Tennessee 37211	new owner

TAX MAP-PARCEL NUMBERS: 147-06-227

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$147,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Chuck V. Hibbett, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Michelle L. Marshall** 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. 7 on the Plan of Parkview Estates Section 1 of record in Book 3300, page 87, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Chuck V. Hibbett by deed from Nancy Elizabeth Hibbett, unmarried of record in Doc. No. 200006130059132, 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.

This conveyance is subject to: Taxes for 2003, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 3300 Page 87, said Register's Office, which Plan shows a 30 foot minimum building setback line from Whispering Hills Drive and a 10 foot easement for public utility purposes along the rear line(s) of said lot; and a 2.5 x 25 foot utility anchor easement located on the northwesterly front corner of said lot; and a 10 foot easement for sewer purposes with an 8 inch sewer line lying therein, across the northeasterly front line of said lot.

This instrument is executed on behalf of Chuck V. Hibbett by Bryan Williams 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: 627 Whispering Hills Drive, Nashville, Tennessee 37211

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 7th day of August, 2003 .

Chuck V. Hibbett

Chuck V. Hibbett By:Bryan Williams, 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: $147,500.00

Lori Bice

Affiant

Sworn and subscribed before me this 7th day of August, 2003

Sondra Kirby

Notary Public

My Commission Expires: 1/14/04

SONDRA KIRBY
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.
My Commission Expires January 14, 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 , **Bryan Williams** 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 **Chuck V. Hibbett** , 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 7th day of August, 2003

DEBORAH GAIL JOHNSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

My Commission Expires MAY 29, 2005

EXHIBIT "A"
To
Warranty Deed

FROM: Chuck V. Hibbett

TO: Michelle L. Marshall

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.

Bryan Williams, Affiant

Sworn to and subscribed before me this

7th day of August, 2003

Notary Public

My Commission Expires:

DEBORAH GAIL JOHNSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 29, 2005