Davidson County DEEDWARR
Recvd: 01/27/04 16:22 3 pgs
Fees:18.00 Taxes:290.45

20040127-0010508

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

W & I Ref:(_____) Title No: 45302
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Andrew Gordon Peterson ~~Andrew G. Peterson~~ 3804 Dakota Ave. Nashville, TN 37209	SAME

TAX MAP-PARCEL NUMBERS: 92-13-250

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$78,500.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jennifer K. Burgess,** married hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto Andrew Gordon Peterson, **unmarried** 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. 80 on the Plan of Resubdivision of Charlotte Park, Second Addition Extended Block 33 of record in Book 2330, Page 135 Register's Office for said County.

Said Lot No. 80 fronts 50 feet on the northerly margin of Dakota Avenue and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to Jennifer K. Lynch, unmarried by deed from James Wallace Bourgoin and wife, Kathy D. Bourgoin of record in Book 9783, Page 744, said Register's Office. The said Jennifer K. Lynch is now known as Jennifer K. Lynch Burgess.

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

This conveyance is subject to: Taxes for 2004, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 2330 Page 135, said Register's Office, which Plan shows a 25 foot minimum building setback line from Dakota Ave. Restrictions contained in instrument(s) of record in Book 2446, Page 146, Book 2735, Page 191, said Register's Office.

This instrument is executed on behalf of Jennifer K. Burgess by Kim Davis, 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 B" to this instrument and incorporated herein by reference.This instrument is executed on behalf of Shane Campbell Burgess by Kim Davis, 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 B" to this instrument and incorporated herein by reference. *Inst.# 20010123-0009162

This is improved property, known as: 3804 Dakota Ave., Nashville, Tennessee 37209

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 15th day of January, 2004.

Jennifer K. Burgess, by Kim Davis, Atty-in-Fact

Jennifer K. Burgess, by: Kim Davis , Atty-in-Fact

Shane Campbell Burgess, by Kim Davis, Atty-in-Fact

Shane Campbell Burgess, by: Kim Davis, Atty-in-Fact

State of TENNESSEE

County of DAVIDSON

On this 15th day of January, 2004 , before me the undersigned authority, personally appeared Kim Davis, 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

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 $78,500.00

_____
Affiant

Sworn and subscribed before me this the 15th day of January, 2004

_____
Notary Public

My Commission Expires: 3/25/07

PENNY ALLISON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.

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 , **Kim Davis** 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 Jennifer K. Burgess and spouse Shane Campbell Burgess , 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 15th day of January, 2004

Notary Public

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

EXHIBIT "A"

To

Warranty Deed

FROM: Jennifer K. Burgess

TO: ~~Andrew G. Peterson~~
Andrew Gordon Peterson

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.

Kim Davis, Affiant

Sworn to and subscribed before me this

15th day of January, 2004

Notary Public

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007