Davidson County DEEDWARR
Recvd: 05/05/04 10:48 3pgs
Fees:18.00 Taxes:462.87
20040505-0051190

This Instrument Prepared By:
Lee & Lee Attorneys, PC
109 East Gay Street
Lebanon, Tennessee 37087

L&L#6979-1

SEND TAX BILL TO:
Mortgagee

ADDRESS NEW OWNER:
Beverly J. Young
4804 Shshone Drive
Old Hickory, Tennessee 37138

MAP **65-13**
GROUP
PARCEL **40**

MORTGAGEE:
America's Wholesale Lender
750 Old Hickory Blvd,. #180
Brentwood, TN 37027

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **David Wayne Wilkins and wife, Lacey Jane Wilkins** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **Beverly J. Young**, hereinafter called the GRANTEE, her heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land located in the 4th Civil District of Davidson County, Tennessee, more particularly described as follows, to-wit:

Being Lot No. 1 of Knollview Subdivision, a plat of which is of record in Plat Book 6900, page 71, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

Being the same property conveyed to David Wayne Wilkins and wife, Lacey Jane Wilkins by deed from Joseph S. Weaver and wife, Monica J. Weaver dated November 16, 2001, of record in Instrument No. 20011228-143805, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of David Wayne Wilkins by virtue of a written Power of Attorney of record in Trust Deed Book __*__, page _____, Register's Office for Davidson County, Tennessee.

*20040505-0051190

This is improved property known as 4804 Shshone Drive, Old Hickory, Tennessee 37138. Possession is to be given on April 28, 2004.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, her heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 28th day of April, 2004.

David Wayne W. Wilkins by Lacey Jane Wilkins, attorney-in-fact

David Wayne Wilkins, by Lacey Jane Wilkins, Attorney-in-Fact

Lacey Jane Wilkins

Lacey Jane Wilkins

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Lacey Jane Wilkins**, known to me to be the person whose name is subscribed as attorney-in-fact for **David Wayne Wilkins**, and who, acting individually, and as such attorney-in-fact, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 28th day of April, 2004.

NOTARY PUBLIC

My Commission Expires: 11-27-06

* * * * *

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is **$125,100.00**.

AFFIANT

Subscribed and sworn to before me on this 28th day of April, 2004.

NOTARY PUBLIC

My Commission Expires: 11-27-06

AFFIDAVIT

STATE OF TENNESSEE

COUNTY OF WILSON

This day appeared before me, a Notary Public in for the jurisdiction aforesaid, Lacey Jane Wilkins who made oath as follows:

1. That by appointments dated April 23, 2004, which are recorded in the Register's Office, for Davidson County, Tennessee, prior to the recordation of this instrument, he/she was appointed as attorney in fact for David Wayne Wilkins ("Principal") for the purposes set out therein.

2. That the said Principal(s) is/are alive at the time of the execution of the 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 powers 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 28th day of April, 2004.

Lacey J Wilkins

Affiant

I, John M. Lee, a Notary Public in and for this jurisdiction aforesaid, in the State of Tennessee, do certify that Lacey Jane Wilkins whose name is signed to the foregoing writing bearing date of April 28, 2004, has acknowledged and sworn to the same before me in my jurisdiction aforesaid.

Given under my hand this 28th of April, 2004.

J M L

NOTARY PUBLIC

My Commission expires: 11-27-06