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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $20,000.00

Paul G. Vargas
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF January 19 78.

Connie B. Baker
Notary Public

MY COMMISSION EXPIRES: April 23, 1978

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS, ADAMS, WEEMS & SPICER, ATTORNEYS
401 Union Street, Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul G. Vargas et ux, (NAME)	Same (NAME)	To be Assigned
Frances I. Vargas 6001 Old Hickory Blvd (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	MAP 75
Hermitage Tenn (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	P/O 53

FOR AND IN 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, Mary Ann Jenkins and husband, Raymond L. Jenkins

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Paul G. Vargas and wife, Frances I. Vargas

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:

LAND in the 4th Civil District of Davidson County, Tennessee, being Tract 2 on a survey dated March 3, 1976, by Bruce Rainey and Associates, and more fully described as follows:

BEGINNING at a point in the easterly margin of Weber Road at the southwesterly corner of Tract 1 as shown on said survey and conveyed to Aletta Kay Honeycutt and Margaret H. Honeycutt by deed from Mary Ann Jenkins, et vir, of record in Book 5075, page 693, Register's Office for said County; thence, with Honeycutts' southerly property line, also being the line dividing said Tracts 1 and 2, S 72° 39' 53" E 550.44 feet to a point on the southwesterly margin of Old Hickory Boulevard; thence, with said margin of Old Hickory Boulevard S 32° 41' 25" E 204.02 feet to a point at the northeasterly corner of the property conveyed to Bill Gray, et ux, by deed from Marvin Howard and Bill Gray, of record in Book 4556, page 160, said Register's Office; thence, with Gray's northerly property line N 84° 53' 40" W 239.41 feet to a point; thence, with Gray's westerly property line, S 7° 33' 00" W 46.43 feet to the common rear corner of Tracts 2 and 3 as shown on said survey; thence, with the line dividing said Tracts 2 and 3, N 71° 22' 18" W 498.39 feet to a point on the easterly margin of Weber Road; thence, with said margin of Weber Road, N 21° 50' 00" E 217.0 feet to the point of beginning, containing 3.06 acres, more or less.

BEING part of the property conveyed to James D. White and Mary Ann Jenkins by deed from Mary Angeline Bottiger of record in Book 4813, page 352, said Register's Office. The said James D. White conveyed his interest therein to the said Mary Ann Jenkins by deed of record in Book 4997, page 934, said Register's Office.

This is unimproved ( ) improved ( ) property, known as Tract 2, Weber Rd. Hermitage, Tennessee 37076
(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 our hand s this 19th day of January, 1978

Mary Ann Jenkins

Raymond L. Jenkins

hj-jc

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary Ann Jenkins and husband, Raymond L. Jenkins

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 19th day of January 19 78

Commission expires April 23, 1978

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____

My commission expires _____

Notary Public

E 47986

WARRANTY DEED

FROM
MARY ANN JENKINS, ET VIR,
RAYMOND L. JENKINS

TO
PAUL G. VARGAS ET UX,
FRANCES I. VARGAS

IDENTIF. REFERENCE

JAN 30 10 32 AM '78

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

WILKINS, ADAMS & WEEMS & SPICER ATTORNEYS
401 Union Street
1100 Fidelity Federal Building
Nashville, Tennessee 37219

JAN30 78	CONV	20,000.00				
JAN30 78	S'TAX		B*	52.00		
JAN30 78	PR'FEE		B*	.50		
JAN30 78	W'DEED		B*	4.00	*	56.50

Lawyers Surety Corporation

1820 REGAL ROW, DALLAS, TEXAS 75235

NOTARY PUBLIC BOND

BOND NO. TNB 303544

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FELIX Z. MANSFORD, JR.
DAVIDSON COUNTY, TENN.
JAN 30 10 34 AM
RECEIVED FOR REFERENCE

E 47987

KNOW ALL MEN BY THESE PRESENTS THAT WE,

Thomas L. Edmondson
3609 Sperry Avenue
Nashville, Tennessee 37215

STATE OF TENNESSEE
COUNTY OF Davidson

Expires: January 18, 1982

JAN 30 MISC $ 4.00 * 4.00

as principal and LAWYERS SURETY CORPORATION, DALLAS, TEXAS, as surety, acknowledge ourselves firmly bound unto the State of Tennessee, in the sum of FIVE THOUSAND DOLLARS, for the payment of which, well and truly to be made, we bind ourselves, our heirs, executors and administrators, firmly by these presents.

FOLD

The condition of this bond is such, that if the named principal, who has been appointed Notary Public in the said County of the State of Tennessee, shall faithfully perform the duties of the office of Notary Public, then this obligation shall become null and void; otherwise it shall remain in full force and effect.

Effective this 27 day of January, A.D., 19 78

(sign here) X _____ Principal
Person appointed Notary Public

LAWYERS SURETY CORPORATION, Surety

By _____
Attorney-in-Fact

AGENCY NO. Nashville Insurance Agency

LAWYERS SURETY CORPORATION SEAL

Approved and filed the _____ day of _____, A.D., 19____

_____
County Judge

STATE OF TENNESSEE
COUNTY AFORESAID

OATH OF OFFICE

I, the undersigned; do solemnly swear (or affirm), that I will faithfully execute the duties of the office of Notary Public of the State of Tennessee, and will to the best of my ability preserve, protect, and defend the Constitution and laws of the United States and of this State; and I furthermore solemnly swear (or affirm), that I have not directly nor indirectly paid, offered, or promised to pay, contributed, nor promised to contribute any money, or valuable thing, or promise any public office or employment, as a reward to secure my appointment or the confirmation thereof. So help me God.

(sign here) X _____
Person appointed Notary Public.

ORIGINAL

Subscribed and sworn to before me this _____ day of _____, A.D., 19____

_____
County Court Clerk

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Lawyers Surety Corporation

OF DALLAS, TEXAS

A Stock Company

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, That LAWYERS SURETY CORPORATION of Dallas, Texas, a Texas Corporation, does hereby make, constitute and appoint Arlyn S. Hill or Jerry C. Sailors each of Nashville, Tennessee

its true and lawful Attorney(s)-in-Fact, with full power and authority for and on behalf of the company as Surety, to execute and deliver and affix the seal of the company thereto if a seal is required, bonds, undertakings, recognizances or other written obligations in the nature thereof, as follows:

Any and all bonds, undertakings, recognizances or other written obligations in the nature thereof not exceeding TWO HUNDRED AND FIFTY THOUSAND DOLLARS ($250,000.00) in any single instance.....

and to bind LAWYERS SURETY CORPORATION of Dallas, Texas, thereby, and all of the acts of said Attorneys-in-Fact, pursuant to these presents, are hereby ratified and confirmed. This appointment is made under and by authority of the following provisions of the By-Laws of the company, which are now in full force and effect:

Article 5, Section A. The Board of Directors shall have the management of the business of the company, and in addition to the powers and authorities by these By-Laws expressly conferred upon them, may exercise all such powers and do all such acts and things, as may be exercised or done by the corporation.

Article 5, Section G. The Board of Directors may appoint additional officers and agents to perform such duties. This Power of Attorney is signed and sealed by facsimile under and by the authority of the following resolutions adopted by the Board of Directors of LAWYERS SURETY CORPORATION of Dallas, Texas at a meeting duly held on January 29, 1972.

RESOLVED that the PRESIDENT, any Vice-President or Assistant Vice-President, in conjunction with the Secretary or any Assistant Secretary, may appoint attorneys-in-fact or agents with authority as defined or limited in the instrument evidencing the appointment in each case for and on behalf of the company to execute and deliver and affix the seal of the company to bonds, undertakings, recognizances, and suretyship obligations of all kinds; and said officers may remove any such attorney-in-fact or agent and revoke any power of attorney previously granted to such person.

RESOLVED FURTHER that any bond, undertaking, recognizances, or suretyship obligation shall be valid and binding upon the company (i) when signed and sealed by the President; any Vice-President, or Assistant Vice-President; or (ii) when duly executed and sealed (if a seal be required) by one or more attorneys-in-fact or agents pursuant to and within the limits of the authority evidenced by the power of attorney issued by the company to such person or persons.

RESOLVED FURTHER that the signature of any authorized officers and the seal of the company may be affixed by facsimile to any power of attorney or certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship obligations of the company; and such signature and seal when so used shall have the same force and effect as though manually affixed.

LIMITATIONS OF RIGHTS, POWER AND AUTHORITY of the Attorney-in-Fact herein appointed are as follows, to-wit:

(A) None of the following bonds in any amount can be executed:
(1) Criminal Bonds or recognizances
(2) Supersedeas Bonds of any kind
(Appeal or certiorari bonds from Justice Court by defendant or against plaintiff on cross-action are supersedeas bonds)
(3) Defendants Court Bonds in Judicial Proceedings
(4) Community Administration Bonds
(5) Contractors Bid, Performance, Payment and Completion Bonds
(6) Motor Fuel Distributors Bonds
(7) Consignee and Consignor Bonds

IN WITNESS WHEREOF, LAWYERS SURETY CORPORATION of Dallas, Texas has caused these presents to be signed by its proper officer, and its corporate seal to be hereunto affixed this 17th day of May 19 76.

LAWYERS SURETY CORPORATION

SEAL

Jack F. Schroeder
Executive Vice - President

Frederick S. Slack
Asst. Secretary

STATE OF TEXAS, COUNTY OF DALLAS-ss

On this 17th day of May AD, 19 76, personally appeared before me Jack F. Schroeder and Frederick S. Slack, to me known to be the individual and officers of the LAWYERS SURETY CORPORATION of Dallas, Texas, who executed the above instrument, and they each acknowledged the execution of the same, and being by me duly sworn, did severally depose and say: that they are the said officers of the corporation aforesaid, and that the seal affixed to the above instrument is the seal of the corporation, and that said corporate seal and their signatures as such officers were duly affixed and subscribed to the said instrument by the authority of the board of directors of said corporation.

NOTARY PUBLIC

M. J. Parramore
Notary Public

STATE OF TEXAS, COUNTY OF DALLAS-ss

CERTIFICATE

I, the undersigned, assistant secretary of the LAWYERS SURETY CORPORATION of Dallas, Texas, a Texas corporation, DO HEREBY CERTIFY that the foregoing and attached Power of Attorney remains in full force and has not been revoked; and furthermore, that the provisions of the By-Laws of the company and the Resolutions of the board of directors set forth in the Power of Attorney, are now in force.

Signed and sealed at the City of Dallas this _____ day of _____, 19____.

SEAL

Hallie M. Estep
Assistant Secretary

11785 (3-76)