Re-Record

BOOK 5923 PAGE 314

BOOK 5922 PAGE 763

This instrument is being re-recorded for the purpose of incorporating the Power of Attorney as Exhibit "A" to Warranty Deed.

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 104,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 6TH DAY OF AUGUST, 19 82

Notary Public

MY COMMISSION EXPIRES: 4/21/85

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney (NAME) 640 Spence Lane Nashville, Tn. 37217 (ADDRESS)

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Rod H. Harkleroad (NAME) | Union Modern Mortgage Corporation (NAME) | 161/5 |
| 5413 Wakefield Drive (STREET ADDRESS OR ROUTE NUMBER) | P.O. Drawer 3318 (STREET ADDRESS) | 18 |
| Nashville, Tn. 37220 (CITY) (STATE) (P. O. ZIP) | Little Rock, AR.72203 (CITY) (STATE) (ZIP) | 6DU-40030 |

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, Robert T. Flowers et ux Rose Flowers

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rod H. Harkleroad et ux Eleanor Harkleroad, as tenants by the entirety.

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:

BEING Lot No. 69 on The Plan of Hillview Estates of record in Plat Book 3600, Page 89, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Robert T. Flowers and wife, Rose Flowers by deed from Robert E. Potter and wife, Joyce L. Potter of record in Book 5164, Page 894, said Register's Office.

THIS conveyance is subject to restrictions of record in Book 3836, Page 719, said Register's Office.

THIS conveyance is subject to a utility easement and building lines of record in Plat Book 3600, Page 89, said Register's Office.

THIS conveyance is subject to any and all existing easements of record.

THIS instrument is executed on behalf of Robert T. Flowers, Sr. and wife, Rose Flowers by Robert T. Flowers, Jr. as their Attorney in Fact persuant to a Specific Power of Attorney which is being placed of record currently herewith.

Robert T. Flowers, Sr. and Robert T. Flowers are one and the same person.

This is unimproved ( ) improved (XX) property, known as 5413 Wakefield Drive (House Number) (Street) Nashville, Tn. 37220 (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 6TH day of AUGUST, 1982

Robert T. Flowers Sr., by: Robert T. Flowers Sr. by Robert T. Flowers, Jr., Attorney-in-Fact
Robert T. Flowers, Jr., Atty.-In-Fact

Rose Flowers by: Rose Flowers by Robert T. Flowers, Jr., Atty-in-Fact
Robert T. Flowers, Jr., Atty-In-Fact

08/12/82-00- CHECK

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Re-Record

BOOK 5923 PAGE 315

STATE OF TENNESSEE
Davidson County

BOOK 5922 PAGE 764

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor____, with whom I am personally acquainted, and who acknowledged that____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this____day of_____, 19____

Commission expires_____

_____
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
(his oath) (himself)
upon (their several oaths) acknowledged (themselves) to be the _____

and_____respectively of the_____

the within named bargainor, a corporation, and that (he ) as such _____
(they)
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

DISCH

H03701

IDENTIF. REFERENCE

AUG 11 11 41 AM '82

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

Re Record

H03924

IDENTIF. REFERENCE

AUG 12 2 01 PM '82

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM
Robert T. Flowers

TO
Rod H. Harkleroad

File Box 24

title escrow, inc.
suite 218
640 spence lane
nashville, tennessee 37217

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 Robert T. Flowers, Jr. with whom I am personally acquainted and who acknowledged that he executed the within instrument on behalf of Robert T. Flowers, Sr. and wife, Rose Flowers as their attorney in fact as the free act and deed of the within named Robert T. Flowers, Sr. and wife, Rose Flowers.

Witness my hand and official seal at Nashville, Tennessee, the 6th. day of August, 1982.

My Commission Expires : 4/21/85

Patricia S. Clark
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

Exhibit "A"

This instrument was prepared
Earl Spector , Attorney
Ames Dept. Store
2418 Main St.
Rocky Hill, Conn. 06112

Re-Record
BOOK 5923 PAGE 316

BOOK 5922 PAGE 761

Power of Attorney to Execute and Deliver deed

WHEREAS, we, Robert T. Flowers, Sr. and Rose Flowers, residing at 1562 Main Street, Glastonbury, Connecticut, entered into an agreement in writing with one Rod Harkleroad and Eleanor Harkleroad, dated July 3, 1982, where we agreed to convey to Rod Harkleroad and Eleanor Harkleroad, by deed, subject to and upon the terms, provisions and conditions therein set forth, all that certain lot, piece or parcel of land, with the building and improvements thereon, lying in the City of Nashville, State of Tennessee, and more particularly described, as 5413 Wakefield Drive;

WHEREAS, We desire to authorize Robert T. Flowers, Jr., residing at 5413 Wakefield Drive, Nashville, Tennessee, for us, and in our name, fully and punctually to perform all of the terms provisions and conditions of the agreement in writing on our part to be performed:

NOW, THEREFORE, we, Robert T. Flowers, Sr. and Rose Flowers, do hereby constitute and appoint the said Robert T. Flowers, Jr. our true and lawful attorney,

1. To ask for and receive from Rod Harkleroad and Eleanor Harkleroad the sum of One Hundred Four Thousand Dollars ($104,000.00) provided in the agreement to be paid by the said Rod Harkleroad and Eleanor Harkleroad on or about August 5, 1982;

2. Upon receipt of the sum of One Hundred Four Thousand Dollars ($104,000.00), to make, execute and deliver to Rod Harkleroad and Eleanor Harkleroad, or to his assigns, in our names, a deed of 5413 Wakefield Drive, Nashville, Tennessee, which deed shall convey the title thereto;

3. To endorse, deposit and collect any check, note or other instrument for the payment of money that may be payable to our order; and

4. Generally, to do, execute and perform any and all acts that my attorney may deem necessary or expedient in or about the premises.



RUSH

H0 3700

IDENTIF. REFERENCE

AUG 11 11 40 AM '82

FILED FOR RECORD & REGISTER
DAVIDSON COUNTY, TN

8/11/82 Check

1982

Re-Recd
BOOK 5923 PAGE 317

And We hereby ratify and confirm all that our attorney shall lawfully do by virtue hereof.

Dated, July 28, 1982, at Rocky Hill, Connecticut. BOOK 5922 PAGE 762

In the presence of

Robert T. Flowers, Sr.

Rose Flowers

STATE OF CONNECTICUT:
COUNTY OF HARTFORD:

On this 28th day of July, 1982, at Rocky Hill, Connecticut before me, a Notary Public in and for the State of Connecticut, appeared Robert T. Flowers, Sr. and Rose Flowers who did say that they reside at 1562 Main Street, Glastonbury, Connecticut and that the above execution was their free act and deed.

In Witness Whereof, I hereunto set my hand and official seal.

Notary Public

My Commission Expires:
3/1/86

2727R