FORM NO. WD-1

BOOK 6167 PAGE 806

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 59,540.85

Jack H. Hannay
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF October 19 83

John V. Adams
Notary Public

MY COMMISSION EXPIRES: 1-22-84
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS & ADAMS, ATTORNEYS
2210 Crestmoor Road - Nashville, Tennessee 37215

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Jack H. Hannay et ux | The Kislak Organization | 162-6 |
| (NAME) | (NAME) | |
| 170 Delvin Avenue | 1101 Brickell Avenue | 331 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Antioch, TN 37013 | Miami, Florida 33131 | 5DU 39813 |
| (CITY) (STATE) (P. O. ZIP) | (CITY) (STATE) (ZIP) | |

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, Spencer L. Matthews and wife, Ann S. Matthews,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jack H. Hannay and wife, A. Carolyn Hannay,

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 Davidson County, Tennessee, being Lot No. 15 on the plan of Bess Estates, Section I, of record in Book 4460, page 154, Register's Office for said County.

SAID Lot No. 15 fronts 121.08 feet on the easterly margin of Delvin Drive and extends back 129.58 feet on the northerly line and 126.76 feet on the southerly line to a dead line in the rear, measuring 54.93 feet thereon.

BEING the same property conveyed to Spencer L. Matthews and wife, Ann S. Matthews, by deed from James B. Sorenson and wife, Diana B. Sorenson, of record in Book 5296, page 604, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 4679, page 64, said Register's Office, and to the matters set forth in the above referenced plan of record.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantees to assume the unpaid balance of a note secured by a first mortgage deed of trust to Baker Mortgage Corporation of record in Book 5241, page 893, and rerecorded in Book 5245, page 928, both in said Register's Office, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said grantees.

This instrument is executed on behalf of Spencer L. Matthews and wife, Ann S. Matthews, by James O. Matthews, Jr. as their Attorney-In-Fact pursuant to a Power of Attorney which is attached hereto and made a part hereof by reference thereto.
* SEE BACK.

CASH

This is unimproved ( ) improved (XX) property, known as 170 Delvin Drive, Antioch, Tennessee 37013
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

11/01 167.20-

3410

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 20th day of October, 19 83

Spencer L. Matthews
SPENCER L. MATTHEWS
BY: James O. Matthews, Jr.
James O. Matthews, Jr.
Attorney-In-Fact

Ann S. Matthews
ANN S. MATTHEWS
BY: James O. Matthews, Jr.
James O. Matthews, Jr.
Attorney-In-Fact

STATE OF TENNESSEE
Davidson County

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 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

The affidavit of said Attorney-In-Fact is attached as an exhibit to this deed and incorporated herein by reference.

WARRANTY DEED

FROM
SPENCER L. MATTHEWS ET UX

TO
JACK H. HANNAY ET UX

WILKINS & ADAMS
ATTORNEYS AT LAW
2210 CRESTMOOR ROAD
NASHVILLE, TENNESSEE 37215

dp

BOOK 6167 PAGE 807

STATE OF TENNESSEE

COUNTY OF Franklin

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the witnin named James O. Matthews, Jr., with whom I am personally acquainted and who acknowledged that he executed the within instrument on behalf of Spencer L. Matthews and wife, Ann S. Matthews, as their Attorney-In-Fact, as the free act and deed of the within named Spencer L. Matthews and Ann S. Matthews. Witness my hand and official seal at Cowan, Tennessee, this 20th day of October, 1983.

Mildred Hotobbs
Notary Public

My Commission Expires: 3-11-87

BOOK 5167 PAGE 808

STATE OF TEXAS
COUNTY OF HARRIS

We, Spencer L. Matthews and wife Ann S. Matthews, do hereby give power of attorney to James O. Matthews, Jr., to sign all documents for us pertaining to the sale of the house and lot at 170 Delvin Drive, Antioch, Tennessee, being lot no. 15 on the plan of Bess Estates, Section I, recorded in Book 5296, page 604, Register's Office for Davidson County, Tennessee, to which reference is here made for a more complete and accurate description.

Spencer L Matthews
Ann S Matthews

Sworn to and subscribed before me

this 17th day of October, 1983

George E Carlson Jr

GEORGE E. CARLSON, JR.
Notary Public State of Texas
My Commission Expires July 31, 1984
Bonded by L. Alexander Lovett, Lawyers Surety Corp.

H836885

IDENTIF. REFERENCE

NOV 1 | 11 PM '83

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN

EXHIBIT TO WARRANTY DEED
FROM
SPENCER L. MATTHEWS ET UX
TO
JACK H. HANNAY ET UX

BOOK 6167 PAGE 809

STATE OF TENNESSEE

COUNTY OF Franklin

# A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. 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 the principal's death, disability or incapacity.

Further the Affiant saith not.

James O. Matthews Jr.
Affiant - James O. Matthews, Jr.

Sworn to and subscribed before me this
20th day of October, 19 83.

NOTARY PUBLIC

Mildred Hatchett
Notary Public

My Commission Expires: 3-11-87

**OFFICIAL RECEIPT**
**FELIX Z. WILSON, II**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

BOOK 6167 PAGE 810

RECEIVED OF _____

FOR _____

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | 59540.85- | CAMT. |
| | | | 154.70 | CSTAX |
| | | | .50 | PRFEE |
| | | | 12.00 | WDEED |
| | | | CASH | 167.20- |
| 9410A11/01/83 | | | BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H83685

IDENTIF. REFERENCE

Nov 1 11 PM '83

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 990341