THIS INSTRUMENT PREPARED BY: PERCY WILKINS, JR. and CHRISTY WILKINS IVEY, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

Box 8
jcb

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Kirk D. Farrell 3210 Wingate Avenue Nashville, TN 37211	Atlantic Coast Mortgage Company 3819 S. George Mason Dr. Suite G Baileys Crossroads, VA 22041	133-134 2 6DA-30008

WARRANTY DEED

BOOK 6659 PAGE 217

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Watson A. Stacy and wife, Allie M. Stacy hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Kirk D. Farrell and wife, Deborah Y. Farrell hereinafter called the Grantee, Grantee's 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. 56 on the plan of Airdrie Subdivision "B", of record in Book 547, page 42, Register's Office for said County.

SAID Lot No. 56 fronts 50 feet on the easterly margin of Wingate Avenue and extends back between parallel lines 168 feet to an alley.

BEING the same property conveyed to Watson A. Stacy and wife, Allie M. Stacy by deed from Annie K. Sanders, Trustee with Authority to Sell, of record in Book 5777, page 917, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

THIS instrument is executed on behalf of Watson A. Stacy and Allie M. Stacy as their Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith.

The affidavit of said attorney in fact is attached as an exhibit to this deed and incorporated herein by reference.

This is (un)improved property, known as 3210 Wingate Avenue, Nashville, TN 37211.

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; and Grantor covenants with the said Grantee that Grantor is lawfully seized 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; and 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. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 17th day of September, 1985.

Allie M. Stacy
BY: Lucille Tidwell, Atty. in Fact

Watson A. Stacy
BY: Lucille Tidwell, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

On this 17th day of September, 1985, before me personally appeared Watson A. Stacy and wife, Allie M. Stacy, 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 that they executed the same as their free act and deed.

My Commission Expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____ _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

BOOK 6659 PAGE 218

My Commission Expires:_____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 45,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 17th day of September, 19 85.

My Commission Expires: Nov 1, 1987 _____
Notary Public

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 Lucille Tidwell, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument on behalf of Watson A. Stacy and Allie M. Stacy as their Attorney in Fact as the free act and deed of the within named Watson A. Stacy and Allie M. Stacy.

Witness my hand and official seal at Nashville, Tennessee, this the 17th day of September, 1985.

_____
NOTARY PUBLIC

My commission expires: Nov 1, 1987

WARRANTY DEED

from:
Watson A. Stacy and wife, Allie M. Stacy

to:
Kirk D. Farrell and wife, Deborah Y. Farrell

Return to:
PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN-24127

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BOOK 6659 PAGE 219

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.

Lucille C. Tidwell

Affiant

Lucille Tidwell

Sworn to and subscribed before me this 17th day of September, 19 85.

Notary Public

My Commission Expires: 11-1-87

SEP 18 12 26 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

37409

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6659 PAGE 220

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

45000.00- CO'VT.
117.00 CSTAX
.50 PRFEE
9.00 MORTG
CHECK 126.50-
8075A09/18/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

37409

IDENTIFICATION REFERENCE

SEP 18 12 16 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 173778