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

3048

ADDRESS NEW OWNER:
Deborah Watts
629 Rehnea Drive
Old Hickory, TN 37138

SEND TAX BILLS TO:
Atlantic Coast Mortgage Co.
3975 University Drive
Fairfax, VA 22030

MAP-PARCEL NUMBERS:
74C-A-5

BOOK 6771 PAGE 627

WARRANTY DEED

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, Terry Minchey, d/b/a Terry Minchey Builder, and wife, Lori T. Minchey hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Deborah Watts and Wanda Brewer hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson & Wilson County, State of Tennessee, described as follows: To-Wit:

LAND in the 1st Civil District of Wilson County, Tennessee, and in Davidson County, Tennessee, being Lot No. 55 on the plan of Oak Creek Subdivision, of record in Plat Book 10, page 31, Register's Office for Wilson County, Tennessee, and in Book 5200, page 96, Register's Office for Davidson County, Tennessee.

SAID Lot No. 55 fronts 95 feet on the southeasterly margin of Rehnea Drive and extends back 230.34 feet on the northeasterly line and 197.92 feet on the southwesterly line to a dead line in the rear, measuring 100.38 feet thereon.

BEING the same property conveyed to Terry Minchey Builder by deed from Timothy R. Turner, Trustee with full power to convey, of record in Deed Book 394, page 689, and re-recorded in Deed Book 395, page 750, both in the Register's Office for Wilson County, Tennessee, and in Book 6589, page 115, Register's Office for Davidson County, Tennessee.

THE property herein conveyed is subject to restrictive covenants of record in Trust Deed Book 328, page 336, Trust Deed Book 444, page 535, and Trust Deed Book 457, page 12, Register's Office for Wilson County, Tennessee, and in Book 5360, page 572, and Book 5382, page 827, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Lori T. Minchey by Terry Minchey as her Attorney in Fact pursuant to a Power of Attorney of record in Book 532, page 810, Register's Office for Wilson County, Tennessee, and as an Exhibit to this Deed, Register's Office for Davidson County, Tennessee. 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 629 Rehnea Drive, Old Hickory, TN 37138. Lori T. Minchey and Lori Minchey are one and the same person.

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 15th day of January, 19 86.

Terry Minchey

Lori T. Minchey
By: Terry Minchey, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

On this 15th day of January, 1986, before me personally appeared Terry Minchey, 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 he executed the same as his free act and deed.

My Commission Expires: 11-1-87

232

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 6771 PAGE 628

State Tax $ 170.30
Fee $ .50
Recording Fee $ 12.00
Total $ 182.80
Receipt No. 42882

My Commission Expires: _____ Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

MARGIE L. TRICE
REGISTER OF DEEDS
WILSON CO. TENN.
By _____ Deputy

The actual consideration or value, whichever is greater, for this transfer is $ 65,500.00.

Deborah Watts
Affiant

Subscribed and sworn to before me, this the 15th day of January, 19 86.

Christy Wilkins Ivey
Notary Public

My Commission Expires: 11-1-87

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 Terry Minchey, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument on behalf of Lori T. Minchey as her Attorney in Fact as the free act and deed of the within named Lori T. Minchey.

Witness my hand and official seal at Nashville, Tennessee, this the 15th day of January, 1986.

Christy Wilkins Ivey
NOTARY PUBLIC

My commission expires: 11-1-87

CHRISTY WILKINS IVEY NOTARY PUBLIC

WARRANTY DEED

from:
Terry Minchey, d/b/a Terry Minchey Builder and wife, Lori T. Minchey

to:
Deborah Watts and Wanda Brewer

Filed for record Jan. 17, 1986
at 3:10 O'clock P.M.
Noted in Note Book 22 Page # 445
Recorded in Book #97 Page # 232
In the Register's office, for
Wilson County, Tennessee.
On this 17th day of Jan. 1986
Margie L. Trice Register
By _____ Dep. Reg.

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

TN-24534

BOOK 6771 PAGE 629

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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.

Affiant Terry Minchey

Sworn to and subscribed before me this 15th day of January, 19 86.

Notary Public

My Commission Expires: 11-1-87

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

JAN 28 2 22 PM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

7.2 1 4.0

Jean Rotan

BOOK 771 PAGE 630

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that I, Lori Minchey, a legal resident of 438 North Green Hill Road, Mt. Juliet, County of Wilson, State of Tennessee, being of legal age and capacity and desiring to execute a General Power of Attorney, have made, constituted and appointed, and by these presents do make, constitute and appoint my husband, Terry Minchey, whose address is 438 North Green Hill Road, Mt. Juliet, County of Wilson, State of Tennessee, as my Attorney-In-Fact for me and in my name, place and stead to do and perform all acts, deeds, matters and things whatsoever concerning my property and personal affairs necessary and advisable in the judgment of my said Attorney-In-Fact, as fully and effectually to all intents and purposes as I could do if personally present and acting, including, but not limited to, each and every one of the following matters:

1. REAL PROPERTY TRANSACTIONS: (a) To buy, contract to buy, receive, lease or rent for any term, accept, or otherwise acquire real estate or any options thereon or interests therein, including any and all rights for the development of oil, gas or other mineral deposits, wherever situated, on such terms, conditions and considerations as my Attorney-In-Fact shall deem proper, in my name, or jointly in my name and that of any other party or parties, including my Attorney-In-Fact;

(b) to sell, contract to sell, mortgage, encumber, exchange, lease or rent for any term, grant options to purchase or otherwise dispose of any or all real estate in which I now have or may hereafter acquire any right, title or interest, including any and all rights for the development of oil, gas or other mineral deposits, whether such real estate be homestead or nonhomestead, or whether such real estate be owned as community property, in joint tenancy, tenancy by the entireties, tenancy in common or in any other manner or capacity, and in my name or jointly with any other party or parties, including my Attorney-In-Fact, on such terms, conditions and considerations as my Attorney-In-Fact shall deem proper; to sign, seal, execute, acknowledge and deliver any and all instruments in writing of any kind and nature, as may be necessary or convenient, containing such terms and conditions, and such warranties and covenants, if any, as my said Attorney-In-Fact shall deem advisable, and further to waive, release, relinquish and convey any homestead estates, rights under homestead exemption laws, dower or curtesy estates, statutory or other redemption rights, and all rights or interests to which I may at any time be entitled;

(c) to manage, utilize, conserve, demolish, repair, rebuild, alter or improve any real estate or structure thereon, owned or claimed to be owned by me in whole or in part, and to protect the same by action, proceeding or otherwise, including, but not limited to, the recovery of possession thereof and the removal of tenants or other persons, animals or objects therefrom.

2. BUSINESS TRANSACTIONS: To demand, sue for, recover, receive, compromise, settle, adjust and pay all accounts, legacies, bequests, interest, dividends, annuities, demands, debts, taxes, and any and all other obligations, which may now or hereafter be due, owing or payable by or to me, and to carry on and transact every kind of business on my behalf, in my name on jointly in my name and that of any other person, persons, party or parties, including my Attorney-In-Fact, and including, but not limited to, transactions concerning any and all investments and shares of stock, bonds, securities, or certificates of deposit, on such terms, considerations and conditions as my Attorney-In-Fact may deem proper, and to invest and reinvest and exchange investments, and to execute and deliver good and sufficient instruments for the accomplishment thereof, and to act as my attorney or proxy with respect to any stocks, shares, bonds or other investments, rights or interests as I may now or hereafter hold.

3. This General Power of Attorney shall not be affected by the subsequent disability or incapacity of me, the principal.

4. Pursuant to Tennessee Code Annotated 34-13-104, I also nominate the said Terry Minchey as Conservator and Guardian of my person and estate in the event any Court proceedings are hereafter instituted regarding the protection or management of my person or estate.

WITNESS MY HAND this the 8th day of May, 1985.

Lori Minchey
LORI MINCHEY

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, the within named Lori Minchey, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who after first being duly sworn according to law, made oath that she executed the within General Power of Attorney freely, and for the purposes contained therein. Witness my hand and official seal at office this the 8th day of May, 1985, at Mt. Juliet, Tennessee.

NOTARY PUBLIC AT LARGE

Faye Mitchell
NOTARY PUBLIC

My Commission Expires: 4/2/89

This Instrument Prepared By:
ROBINSON & GWIN, ATTORNEYS
225 Lebanon Road
P. O. Box 425
Mt. Juliet, TN 37122

Filed for record May 16, 1985
at 1:35 O'clock P.M.
Noted in Note Book 22 Page # 236
Recorded in LT Book # 532 Page # 810
in the Register's office, for
Wilson County, Tennessee.
On this 16th day of May 1985
Margie L. Trice Register
By _____ Dep. Reg.

State Tax $ _____
Fee $ .50
Recording Fee $ 6.00
Total $ 6.00
Receipt No. 32875

MARGIE L. TRICE
REGISTER OF DEEDS
WILSON CO. TENN.
By _____
Deputy

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

RECEIVED OF 176:30 - 42882 - Wilson Co.

FOR

BOOK 6771 PAGE 632

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
			65500.00- MAMT.	
	VB		65000.00 MAMT.	
			65000.00- CAMT.	
			15.00 WDEED	
			CHECK	15.00-
9844A01/28/86			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.21 4.0

IDENTIFICATION REFERENCE

JAN 28 2 22 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 214508