file box 8/jcb

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

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS:
Donald M. Sabin 5708 Spring House Way Brentwood, TN 37027	SAME	MAP 160-12 PARCEL 160 6DU-60510

WARRANTY DEED

BOOK 6846 PAGE 678

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, Peggy DePriest Melvin, now known as Peggy DePriest, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Robert J. Lemmon, a one-half undivided interest, and Donald M. Sabin and wife, Patricia L. Sabin, a one-half undivided interest, 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. 208 on the plan of A Resubdivision of Lots 207 and 208, Phase 4, Hearthstone, of record in Book 6050, page 45, Register's Office for said County.

SAID Lot No. 208 fronts 98.00 feet on the northeasterly margin of Spring House Way and extends back 146.91 feet on the northwesterly line and 141.54 feet on the southeasterly line to a dead line in the rear, measuring 118.21 feet thereon.

BEING the same property conveyed to Peggy DePriest Melvin by deed from B. Joe Bacon, Jr., Trustee, of record in Book 6754, page 768, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 5409, page 485, and Book 6140, page 81, said Register's Office, and to the matters set forth in the above referenced plan of record.

This instrument is executed on behalf of Peggy DePriest by Frank Varallo as her 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 5708 Spring House Way, Brentwood, TN 37027.

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 1st day of May, 19 86.

Peggy DePriest

Peggy DePriest
BY: Frank Varallo, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF _____

On this _____ day of _____, 19___, before me personally appeared _____, 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 _____ free act and deed.

My Commission Expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6846 PAGE 679

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___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 160,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 1st day of May, 19 86.

My Commission Expires: 10-24-88

_____
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 Frank Varallo, 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 Peggy DePriest as her Attorney in Fact as the free act and deed of the within named Peggy DePriest.

Witness my hand and official seal at Nashville, Tennessee, this the 1st day of May, 1986.

_____
NOTARY PUBLIC

My commission expires: 10-24-88

WARRANTY DEED

from:
PEGGY DEPRIEST, UNMARRIED,

to:
DONALD M. SABIN, ET AL

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

TN-24915

BOOK 6846 PAGE 680

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.

Frank Varallo

Affiant Frank Varallo

Sworn to and subscribed before me this 1st day of May, 19 86.

Notary Public

My Commission Expires: 10-24-88

97293

IDENTIFICATION REFERENCE

MAY 2 1 47 PM '86

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6846 PAGE 681

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

160000.00- CAMT.
416.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 425.50-
5867A05/02/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

97293

IDENTIFICATION REFERENCE

MAY 2 1 47 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 243796