Box 8 cg

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

ADDRESS NEW OWNER:
Price H. Wiley
2901 Woodlawn Avenue
Nashville, TN. 37215

MORTGAGEE:
CityFed Mortgage Company

125 Belmont Drive
Somerset, NJ. 08873

MAP-PARCEL NUMBERS:
7DA 04475
MAP 117-02
PARCEL 158

WARRANTY DEED

BOOK 7001 PAGE 276

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, Kitty S. Hager, unmarried hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Price H. Wiley and David W. Wiley, Jr., a 99% and a 1% undivided interest respectively 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. 11, Block 2 on the plan of A Development of Stokes Tract, of record in Book 974, page 24, Register's Office for said County.

SAID Lot No. 11, Block 2, which is a corner lot, fronts 100 feet on the southeasterly margin of Woodlawn Avenue and fronts 181 feet on the southwesterly margin of Sharondale Road, and extends back 181 feet on the southwesterly line and 100 feet on the southeasterly line to a point of intersection.

Being the same property conveyed to James F. Hager, Sr. and wife, Kitty S. Hager by deed from James W. Biggers, Jr. of record in Book 1157, page 187, said Register's Office. James F. Hager, Sr. has since died leaving Kitty S. Hager as sole owner of surviving tenant by the entirety.

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 being executed by Lucille S. Stratton on behalf of Kitty S. Hager as her Attorney in Fact pursuant to a Power of Attorney which is being recorded simultaneously herewith.

This is (un)improved property, known as 2901 Woodlawn Avenue, Nashville, TN. 37215.

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 2nd day of October, 19 86

Kitty S. Hager
Kitty S. Hager
BY: Lucille S. Stratton, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

On this 2nd day of October, 19 86, before me personally appeared Kitty S. Hager, unmarried, 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 her 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___.

_____
Notary Public

My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 110,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 2nd day of October, 1986.

_____
Notary Public

My Commission Expires: 10-24-88

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 S. Stratton, 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 Kitty S. Hager as her Attorney in Fact as the free act and deed of the within named Kitty S. Hager.

Witness my hand and official seal at Nashville, Tennessee, this the 2nd day of October, 1986.

_____
Notary Public

My Commission expires:

10-24-88

WARRANTY DEED

from:
Kitty S. Hager, unmarried

to:
Price H. Wiley and David W. Wiley, Jr.

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

TN 25787

BOOK 7001 PAGE 278

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.

Lucille S. Stratton

Affiant Lucille S. Stratton

Sworn to and subscribed before me this 2nd day of October, 19 86.

Notary Public

My Commission Expires: 10-7X-88

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

4982

IDENTIFICATION REFERENCE

Oct 6 1 32 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 7001 PAGE 279

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

[illegible].00- CANT.
308.00 CSTAX
.50 PRFE
9.00 WDEED
CHECK 317.50-
0815A10/06/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4982

IDENTIFICATION REFERENCE

OCT 6 1 32 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 303423