Box 8/tl

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:
James P. VanHaneghan	Bailey Mortgage Company	MAP 119-10
2713 Druid Drive		PARCEL 057
Nashville, TN 37211	162 East Amite Street	06DA-34081
	Jackson, Mississippi 39201	

WARRANTY DEED

BOOK 7023 PAGE 806

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, Mildred T. Harper, unmarried hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto James P. VanHaneghan and wife, Abigail Baxter 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. 1 on the plan of A. S. Johnson's Subdivision, of record in Book 1835, page 106, Register's Office for said County.

SAID Lot No. 1 fronts 46.4 feet on the northerly margin of Druid Drive and extending in the same direction an additional 77.7 feet, for a total distance of 124.1 feet, and extends back 200 feet on the westerly line and 195 feet on the easterly line to a dead line in the rear, measuring 103.9 feet thereon.

Being the same property conveyed to O. B. Harper and wife, Mildred T. Harper by deed from S. A. Huddleston and wife, Eva P. Huddleston of record in Book 2025, page 399, said Register's Office. O. B. Harper has since died leaving Mildred T. Harper as sole owner by right of surviorship as tenants by the entireties.

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 Mildred T. Harper by Angeline H. Martin as her Attorney-in-Fact pursuant to a Power of Attorney being recorded simultaneously herewith.

FEE $ 7.70 IDENTIFICATION REFERENCE
Oct 29 12 50 PM '86
A. A. WILKEN REGISTER
DAVIDSON COUNTY, TN

This is (un)improved property, known as 2713 Druid Drive, 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 22nd day of October, 19 86.

Mildred T. Harper by: Angeline H. Martin,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

On this 22nd day of October, 19 86, before me personally appeared Mildred T. Harper, 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 _____

BOOK 7023 PAGE 807

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 $ 56,900.00.

James P. VanHaneghan
Affiant

Subscribed and sworn to before me, this the 22nd day of October, 1986.

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 Angeline H. Martin 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 Mildred T. Harper as her Attorney in Fact as the free act and deed of the within named Mildred T. Harper.

Witness my hand and official seal at Nashville, Tennessee, the 22nd day of October, 1986.

_____
Notary Public

My Commission Expires: 10-24-88

WARRANTY DEED

from:
Mildred T. Harper

to:
James P. VanHaneghan and wife,
Abigail Baxter

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

BOOK 7023 PAGE 808

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.

Angeline H. Martin

Affiant Angeline H. Martin

Sworn to and subscribed before me this 22nd day of October, 19 86.

Notary Public

My Commission Expires: 10-24-88

PERRY WILK... NOTARY PUBLIC AT LARGE STATE OF TE...

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

RECEIVED OF _____

FOR _____

BOOK 7023 PAGE 809

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
			56900.00- CAMT.	
			159.32 CSTAX	
			.50 PRFEE	
			9.00 WDETD	
			CHECK 168.32-	
9751A		10/29/86	BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 7 7 3 0

IDENTIFICATION REFERENCE

Oct 29 12 50 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.05873