B0429

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
Arthur Giles, Jr., et ux Jill Giles (NAME)	Same (NAME)	Map 44-15
710 Cleve Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 54
Old Hickory, TN 37138 (CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	4D-42885

WARRANTY DEED BOOK 7039 PAGE 526

For and in consideration of the sum of Forty-Two Thousand Five Hundred Dollars ($42,500.00) DOLLARS

REGISTER'S OFFICE DAVIDSON COUNTY, TN
Nov 13 3 06 PM '86

IDENTIFICATION REFERENCE 93074

We, Elroy Diatikar, June D. Hardy & Rose D. Ramsey

hate bargained and sold, and by these presents do transfer and convey unto the said Arthur Giles, Jr., et ux, Jill Giles,

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain tract or parcel of land in the Fourth Civil District of Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 82, Section A, Village of Old Hickory, Fourth Civil District, Davidson County, Tennessee, as shown on plan recorded July 16, 1948, in Book 1424, Page 68, in Register's Office for Davidson County, Tennessee; located on northwest corner of intersection of Cleves and Eighth Streets, containing 0.13 acres, more or less.

Being the same property conveyed to Elroy Diatikar and wife, Katherine Gasser Diatikar, by deed from E. I. du Pont de Nemours and Company, of record in Book 1711, Page 506, Register's Office for Davidson County, Tennessee. The said Elroy Diatikar having since died and subsequently his wife, Katherine Gasser Diatikar, having died testate, her will appearing of record in Will Book 151, Page 575, Probate Court for Davidson County, Tennessee.

Also being the same property conveyed by Quitclaim Deed from Elroy Diatikar, Executor of the Estate of Katherine Gasser Diatikar, to William F. Long, Jr., Trustee, and from William F. Long, Jr., Trustee, to Rose D. Ramsey, June D. Hardy and Elroy Diatikar as the named legatees under the will of the said Katherine Gasser Diatikar, as of record in Book 7035, Page 219, Register's Office for said county.

unimproved ( )
This is improved (X) property, known as 710 Cleve Street, Old Hickory, Tennessee 37138
(House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 7th day of November, 19 86.

Elroy Diatikar Jr
ELROY DIATIKAR

June D. Hardy by Elroy Diatikar
JUNE D. HARDY by Elroy Diatikar, Attorney-In-Fact

Rose D. Ramsey by Elroy Diatikar, Atty-In-Fact
ROSE D. RAMSEY BY Elroy Diatikar, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7039 PAGE 527

Personally appeared before me, Connie F. Spurlin, a Notary Public in and for said County and State, the within named Elroy Diatikar, individually & as Attorney-In-Fact for Rose D. Ramsey & June D. Hardy, Power of Attorney of record in Book 7035, Page 219, Register's Office for Davidson County, Tennessee,

the bargainor ____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 7th day of November, 19 86.

My commission expires 4/17/88 Notary Public Connie F. Spurlin

STATE OF TENNESSEE
COUNTY OF ____

Before me, ____, a Notary Public of the State and County aforesaid, personally appeared ____ and ____ with whom I am personally acquainted, and who, upon oath, acknowledged ____ to be ____ and ____ respectively of the ____, the within named bargainor, a corporation, and that ____ as such ____ and ____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said ____ as such ____ and attesting the same by the said ____ as such ____.

Witness my hand and seal, at office in ____, this ____ day of ____, 19____.

____ Notary Public

Commission expires ____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 42,500.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Elroy Diatikar Jr.
ELROY DIATIKAR

Sworn to and subscribed before me
this 7th day of November, 19 86.

My commission expires 4/17/88 Notary Public Connie F. Spurlin

This instrument was prepared by:

Name	Address
INGRAHAM, CORBETT & ZINN, 2114 Parkway Towers, Nashville, Tennessee 37219	

WARRANTY DEED

FROM

TO

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

This Instrument Prepared By:
INGRAHAM, CORBETT & ZINN
2114 Parkway Towers
Nashville, Tennessee 37219

Exhibit A

LIMITED POWER OF ATTORNEY

BOOK 7035 PAGE 219

KNOW ALL MEN BY THESE PRESENTS that we, ROSE D. RAMSEY, of Austin, Texas, and JUNE D. HARDY of Oak Ridge, Tennessee, have made, constitute and appoint and by these presents do make, constitute and appoint our brother, Elroy Diatikar, as our true and lawful attorney-in-fact for us and in our name, place, and stead, and for our use and benefit, for the following limited purposes:

BOOK 7039 PAGE 528

To sell or convey and in any way or manner deal with all or any part of the real property located at 710 Cleve Street, Old Hickory, Tennessee, more particularly described in the legal description attached hereto as Exhibit "A", and approximately 6.0 acres located on Jones Circle, Old Hickory, Tennessee, more particularly described in the legal description attached hereto as Exhibit "B". This property was owned by our mother, Katherine G. Diatikar, and at her death on May 23, 1985, passed under her Last Will and Testament to Elroy Diatikar, Rose D. Ramsey and June D. Hardy as the only surviving heirs of Katherine Gasser Diatikar, deceased.

This Limited Power of Attorney is only for the aforestated purposes and shall not be used or construed in any other manner whatsoever.

DATED this Oct 27 day of October, 1986.

Rose D. Ramsey
ROSE D. RAMSEY

June D. Hardy
JUNE D. HARDY

STATE OF TEXAS)
)
COUNTY OF Travis)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ROSE D. RAMSEY, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 27th day of October, 1986.

Marjorie E. Covington
NOTARY PUBLIC

My commission expires: 2-8-88

STATE OF TENNESSEE)
)
COUNTY OF Anderson)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named JUNE D. HARDY, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 31st day of October, 1986.

Marie S. Long
NOTARY PUBLIC

My commission expires: June 13, 1990

LEGAL DESCRIPTION

710 Cleve Street
Old Hickory, Tennessee

A certain tract or parcel of land in the Fourth Civil District of Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 82, Section A, Village of Old Hickory, Fourth Civil District, Davidson County, Tennessee, as shown on plan recorded July 16, 1948, in Book 1424, Page 68, in Register's Office for Davidson County, Tennessee; located on northwest corner of intersection of Cleves and Eighth Streets, containing 0.13 acres, more or less.

Being the same property conveyed to Elroy Diatikar and wife, Katherine Gasser Diatikar, by deed from E. I. du Pont de Nemours and Company, of record in Book 1711, Page 506, Register's Office for Davidson County, Tennessee. The said Elroy Diatikar having since died and subsequently his wife, Katherine Gasser Diatikar, having died testate, her will appearing of record in Will Book 151, Page 575, Probate Court for Davidson County, Tennessee.

EXHIBIT "A"

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

RECEIVED OF _____

FOR _____

BOOK 7039 PAGE 530

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
			42500.00- CAMT.	
			115.00 CSTTX	
			.50 PRFE	
			12.00 WDFE	
			CHECK	131.50-
5789A1		11/13/86	SAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6307.4

IDENTIFICATION/REFERENCE

Nov 13 3 06 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.11771