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:
Kenneth W. Glaus
1402 Ashwood Avenue
Nashville, TN 37212

MORTGAGEE:
Atlantic Coast Mortgage Company
3975 University Drive
Fairfax, VA 22030

MAP-PARCEL NUMBERS:
MAP 105-13
PARCEL 13
22W-09910

WARRANTY DEED

BOOK 7231 PAGE 975

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, Howard W. Bell, Jr. and wife, Sheila Trice Bell hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Kenneth W. Glaus and wife, Sharon M. Glaus 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. 301 on the plan of Resubdivision Part of Belmont Land Co. Subdivision, of record in Book 421, page 71, Register's Office for said County.

SAID Lot No. 301 fronts 50.0 feet on the northerly margin of Ashwood Avenue East and extends back between parallel lines a distance of 150 feet to a dead line in the rear.

Being the same property conveyed to Howard W. Bell, Jr. and wife, Sheila Trice Bell by deed from Kay H. Weller, unmarried of record in Book 5311, page 501, Register's Office for Davidson County, Tennessee.

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 Shelia Trice Bell by Howard W. Bell, Jr. as her Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith.

This is ~~(un)~~improved property, known as 1402 Ashwood Avenue, Nashville, TN 37212.

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 6th day of May, 19 87.

Sheila Trice Bell by: Howard W. Bell, Jr.
Attorney in Fact

Howard W. Bell, Jr.

STATE OF TENNESSEE
COUNTY OF Davidson

On this 6th day of May, 19 87, before me personally appeared Howard W. Bell, Jr., 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: Nov 4 1987

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7231 PAGE 976

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 $ 76,000.00

Sharon M. Glaus
Affiant

Subscribed and sworn to before me, this the 6th day of May, 1987.

My Commission Expires: Nov 1, 1987

Christy Wilkins Ivey
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 Howard W. Bell, Jr. 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 Shelia Trice Bell as her Attorney in Fact as the free act and deed of the within named Shelia Trice Bell.

Witness my hand and official seal at Nashville, Tennessee, the 6th day of May, 1987.

Christy Wilkins Ivey
Notary Public

My Commission Expires: Nov 1, 1987

WARRANTY DEED

from:
Howard W. Bell, Jr. and wife,
Shelia Trice Bell

to:
Kenneth W. Glaus and wife, Sharon M. Glaus

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

BOOK 7231 PAGE 977

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 Howard W. Bell, Jr.

Sworn to and subscribed before me this 6th day of May, 19 87.

Notary Public

My Commission Expires: 11-1-87

NOTARY PUBLIC AT LARGE

IDENTIFICATION REFERENCE

24443

MAY 11 10 28 AM '87

FELIX Z. HALL, REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____ BOOK 7231 PAGE 978

FOR _____

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

76000.00- CAMT.
212.80 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 222.30-

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK .00

24443

IDENTIFICATION REFERENCE

MAY 11 10 28 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 80102