BOOK 7253 PAGE 417 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:
Michael R. Wright
716 Branch Creek Road
Nashville, Tn. 37209

MORTGAGEE:
Independent Appraisal Service Corporation
4411 West Market Street
Greensboro, N.C. 27407

MAP-PARCEL NUMBERS:
MAP 103-10
PARCEL 21
8DA-57019

WARRANTY DEED

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, Gary Thomas Podgorski and wife, Zobeida M. Podgorski and Kenneth J. Podgorski hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Michael R. Wright, unmarried 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. 40 on the plan of Brookside Courts, Addition No. 3, of record in Book 1835, page 107, Register's Office for said County.

SAID Lot No. 40 fronts 75.0 feet on the southeasterly margin of Branch Creek Road and extends back 149.2 feet on the northeasterly line and 147.1 feet on the southwesterly line to a dead line in the rear, measuring 75.00 feet thereon.

TOGETHER with permanent driveway easements conveyed to the owner of said Lot No. 40 by the owner of Lot No. 41 as contained in Deed of Easement of record in Book 5196, page 658, said Register's Office, and by the owner of said Lot No. 39 as contained in the Deed of Easement of record in Book 5140, page 382, said Register's Office.

BEING the same property conveyed to Gary Thomas Podgorski and wife, Zobeida M. Podgorski and Kenneth J. Podgorski by deed from Robert H. Foote and wife, Billie Diane Foote, of record in Book 6086, page 746, 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 being executed on behalf of Kenneth J. Podgorski by Gary Thomas Podgorski as his Attorney in Fact pursuant to a Power of Attorney which is being recorded simultaneously herewith.

This is (~~an~~) improved property, known as 716 Branch Creek Road, Nashville, Tn. 37209.

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 28th day of May, 19 87.

Zobeida M. Podgorski
Zobeida M. Podgorski

Gary Thomas Podgorski
Gary Thomas Podgorski

Kenneth J. Podgorski
Kenneth J. Podgorski
BY: Gary Thomas Podgorski, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

On this 28th day of May, 1987, before me personally appeared Gary Thomas Podgorski and wife, Zobeida M. Podgorski, 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 their free act and deed.

Notary Public

My Commission Expires: 10-24-88

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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___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 92,000.00.

Michael R. Wright
Affiant

Subscribed and sworn to before me, this the 28th day of May, 1987.

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 Gary Thomas Podgorski 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 Kenneth J. Podgorski as his Attorney in Fact as the free act and deed of the within named Gary Thomas Podgorski. Witness my hand and official seal at Nashville, Tennessee, this the 28th day of May, 1987.

My Commission expires:

10-24-88

Notary Public

WARRANTY DEED

from:
Gary Thomas Podgorski and wife,
Zobeida M. Podgorski and Kenneth J.
Padgorski

to:
Michael R. Wright, unmarried

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

TN 26665

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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.

Gary Thomas Podgorski
Affiant

Sworn to and subscribed before me this 28th day of May, 19 87.

Notary Public

My Commission Expires: 10-24-88

IDENTIFICATION REFERENCE

JUN 1 11 23 AM '87
FLOYD Z. WILKINSON, REGISTER
DAVIDSON COUNTY, TN

3 1 4 3 9

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

RECEIVED OF _____

FOR _____

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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

92000.00- CAMT.
257.60 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 267.10-
3560A06/01/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

31439

IDENTIFICATION REFERENCE

JUN 1 11 23 AM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 87984