Box 8-H

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

ADDRESS NEW OWNER:
Randall L. James
170 Woodson Lane
Nashville, TN 37211

MORTGAGEE:
Investors Federal Savings
Bank
109 Walton Ferry Road
Hendersonville, TN 37075

MAP-PARCEL NUMBERS:
MAP 133-7
PARCEL 237
6DA-57866

WARRANTY DEED

BOOK 7273 PAGE 365

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, Cynthia Ann Drew, unmarried hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Randall L. James, 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. 41 on the plan of Parma Heights, of record in Book 2133, page 23, Register's Office for said County.

SAID Lot No. 41, which is a corner lot, fronts 69.09 feet on the northeasterly margin of Woodson Lane and fronts 73.00 feet on the northwesterly margin of Grubbs Road, said frontages being joined by a curve having a length of 42.41 feet, and extends back 113.1 feet on the westerly line and 118.1 feet on the northeasterly line to a point of intersection.

Being the same property conveyed to Cynthia Hymel and husband, Lin J. Hymel by deed from Carolyn Mae Lovell Sloan and husband, James Royce Sloan of record in Book 5612, page 467, said Register's Office. Cynthia Hymel and Lin J. Hymel were divorced by Final Decree of the Fourth Civil District for Davidson County, Tennessee, case No. 82D-3922. Pursuant to Property Settlement Agreement of sai court subject property is divested out of Lin J. Hymel and soley in Cynthia Hymel.

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 Cynthia Ann Drew by Catherine Elick as her Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith.

This is (un)improved property, known as 170 Woodson Lane, 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 17th day of June, 19 87

Cynthia Ann Drew by: Catherine Elick, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF _____

On this _____ day of _____, 19 87, before me personally appeared _____, 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 _____ free act and deed.

My Commission Expires: _____

Notary Public

[redacted]

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 $ 47,500.00.

_____
Affiant

Subscribed and sworn to before me, this the 17th day of June, 1987.

My Commission Expires: 11-1-87

_____
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 Catherine Elick 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 Cynthia Ann Drew, unmarried as her Attorney in Fact as the free act and deed of the within named Cynthia Ann Drew, unmarried.

Witness my hand and official seal at Nashville, Tennessee, the day of June, 1987.

_____
Notary Public

My Commission Expires: 11-1-87

WARRANTY DEED

from:
Cynthia Ann Drew, unmarried

to:
Randall L. James, unmarried

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

BOOK 7273 PAGE 367

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.

38147

IDENTIFIED FOR

Affiant Catherine Elick

Sworn to and subscribed before me this 17th day of June, 19 87.

Notary Public

My Commission Expires: 11-1-87

NOTARY PUBLIC AT

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

RECEIVED OF _____

FOR _____

BOOK 7273 PAGE 368

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

47500.00- CA11.
133.00 COTAX
.50 PRFEE
9.00 WDEED
CHECK 142.50-
1252AU6/19/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3814 72

IDENTIFI REFERENCE

JUN 19 11 19 AM '87

DAVIDSON CO.

No. 95510