File 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:
Dewey Edward Crowe, II
820 Kendall Avenue
Nashville, TN 37209

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

MAP-PARCEL NUMBERS:
MAP 103-9
PARCEL 82
08DA-56960

WARRANTY DEED

BOOK 7351 PAGE 448

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, Dennis J. Meaker and wife, Jeanne E. Rybolt hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Dewey Edward Crowe, II and wife, Sarah E. Barron 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. 74 on the plan of Hillwood Estates, Section 6, of record in Book 2133, page 96, Register's Office for said County.

SAID Lot No. 74 fronts 110 feet on the southwesterly margin of Kendall Drive and extends back 200 feet on the northeasterly line and 185.5 feet on the southwesterly line to a dead line in the rear, measuring 113.4 feet thereon.

Being the same property conveyed to Dennis J. Meaker and wife, Jeanne E. Rybolt by Installment Deed from Arthur Driscoll, Jr. and wife, Marynell F. Driscoll of record in Book 5764, page 134, 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 Jeanne E. Rybolt by Dennis J. Meaker as her Attorny in Fact pursuant to a Power of Attorney being recorded simultaneously herewith.

This is (xx) improved property, known as 820 Kendall Avenue, 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 11th day of September, 19 87.

Jeanne E. Rybolt by: Dennis J. Meaker
Attorney in Fact

Dennis J. Meaker

STATE OF TENNESSEE
COUNTY OF Davidson

On this 11th day of September, 19 87, before me personally appeared Dennis J. Meaker, 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: 10-24-88

Notary Public

NOTARY PUBLIC
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7351 PAGE 449

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 $ 94,500.00.

Dewey Edward Crowe
Affiant

Subscribed and sworn to before me, this the 11th day of September, 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 Dennis J. Meaker 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 Jeanne E. Rybolt as her Attorney in Fact as the free act and deed of the within named Jeanne E. Rybolt.

Witness my hand and official seal at Nashville, Tennessee, the 11th day of September, 1987.

_____
Notary Public

My Commission Expires: 10-24-88

WARRANTY DEED

from:
Dennis J. Meaker and wife, Jeanne E. Rybolt

to:
Dewey Edward Crowe, II and wife, Sarah E. Barron

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

STATE OF Tennessee

COUNTY OF Davidson

BOOK 7351 PAGE 450

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 Dennis J. Meaker

Sworn to and subscribed before me this 11th day of September, 19 87.

Notary Public

My Commission Expires: 10-24-88

IDENTIFICATION REFERENCE

SEP 14 1 59 PM '87

FELIX Z. WILSON III, REGISTER
DAVIDSON COUNTY, TN

6 4 9 1 5

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7351 PAGE 451

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

94500.00- CAMT.
264.60 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 274.10-
2233A09/14/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 4 9 1 5

IDENTIFICATION REFERENCE

SEP 14 1 59 PM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 15916