Prepared By:

Janice L. Gauthier
Sidley & Austin
One First National Plaza
Chicago, Illinois 60603

File Box 8/tl

BOOK 7354 PAGE 693

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Stephen R. Shoemake (NAME)	Sovran Mortgage Corporation (NAME)	61-16
1327 Cardinal Drive (STREET ADDRESS OR ROUTE NUMBER)	201 East Cary Street (STREET ADDRESS)	61
Nashville, Tennessee 37216 (CITY) (STATE) (ZIP)	Richmond, VA 23219 (CITY) (STATE) (ZIP)	15 DZ-31010

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand, paid by the hereinafter named granters, and other good and valuable considerations, the receipt of which is hereby acknowledged. XXXX Dollars

SEP 17 1 13 AM '87 DAVIDSON COUNTY, TN

REGISTER'S FEE REFERENCE

$ 1.00

Stephen Joseph Gauthier and Barbara Jean Gauthier, his wife,

have this day bargained and sold, and do hereby transfer and convey unto the said Stephen R. Shoemake and Brenda R. Shoemake, his wife

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 15, Block A on the Map of Greenland Estates, of record in Book 974, page 13, Register's Office for Davidson County, Tennessee.

Said Lot No. 15 fronts 67 feet on the northeasterly margin of Cardinal Drive, formerly Martha Avenue, and extends back 175 feet more or less on the northwesterly line to a dead line in the rear measuring 77.5 feet thereon.

Being the same property conveyed to Stephen Joseph Gauthier et ux, Barbara Jean Gauthier by deed from Larry W. Moore and Jeannie Lynn Duncan of record in Book 6394, page 128, Register's Office for Davidson County, Tennessee.

This instrument is being executed for Stephen J. Gauthier by Barbara Jeanne Gauthier as his Attorney-in-Fact pursuant to a Special Power of Attorney, which said Power of Attorney is attached hereto as Exhibit "A" to this instrument and incorporated herein by this reference.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 56,500.00

Subscribed and sworn to before me this the 12th day of September 19 87

Affiant

My commission expires 4-2-90

Notary Public

(Affix Seal)

unimproved

This (unimproved) property, known as 1327 Cardinal Drive, Nashville, TN 37216
(House Number) (Street) P O Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever, we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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 12th day of September, 19 87, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Barbara Jean Gauthier
Barbara Jean Gauthier

Stephen Joseph Gauthier
Stephen Joseph Gauthier by: Barbara Jeanne Gauthier, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7354 PAGE 694

Personally appeared before me the undersigned, *a Notary Public in and for said County and State* Barbara Jean Gauthier

the within named bargainor, *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 for the purposes therein contained*

Witness my hand and official seal at Nashville, *Tennessee, this* 12th *day of* September, *19*87.

Commission expires 10-24-88

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public 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* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____*he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____*self as* _____

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

_____ *Notary Public*

Commission expires _____

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 Barbara Jeanne Gauthier 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 Stephen Joseph Gauthier as his Attorney in Fact as the free act and deed of the within named Stephen Joseph Gauthier.

Witness my hand and official seal at Nashville, Tennessee, the 12th day of September, 1987.

Notary Public

My Commission Expires:

10-24-88

WARRANTY DEED

FROM
Stephen Joseph Gauthier and
Barbara Jean Gauthier, his wife

TO

Stephen R. Shoemaker and

Brenda R. Shoemaker, his wife

Compliments of
Chicago Title Insurance Company
First Floor – First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

EXHIBIT "A"

BOOK 7354 PAGE 695

SPECIAL POWER OF ATTORNEY

Know all men by these presents, that I, Stephen Joseph Gauthier, of 1327 Cardinal Drive, Nashville, Tennessee, do hereby lawfully appoint Barbara Jeanne Gauthier of 1327 Cardinal Drive, Nashville, Tennessee, my true and lawful attorney-in-fact for myself and in my name, place and stead, and for my use and benefit, to execute all instruments and documents necessary in connection with the sale of certain real property located at 1327 Cardinal Drive, Nashville, Tennessee.

I further give and grant unto my said attorney-in-fact full power and authority to do and perform every act necessary and proper to be done in the exercise of any of the foregoing powers as fully as I might or could do if personally present, with full power of substitution and revocation, hereby ratifying and confirming all that my said attorney-in-fact shall lawfully do or cause to be done by virtue hereof. This power of attorney was prepared by Janice L. Gauthier of Sidley and Austin and shall expire on September 30, 1987.

Witness my hand and seal this ninth day of September 1987 at Stamford, Connecticut.

Stephen J. Gauthier

Stephen J. Gauthier

In witness whereof, I have hereunto set my hand and official seal the day and year above written.

Notary Public

My Commission expires

3-31-91

0288m

EXHIBIT "B"

BOOK 7354 PAGE 696

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.

Barbara Jean Gauthier

Affiant Barbara Jean Gauthier

Sworn to and subscribed before me this 12th day of September, 19 87.

Notary Public

My Commission Expires: 10-24-88

NOTARY PUBLIC AT LARGE

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7354 PAGE 697

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
			56500.00-	CAMT.
			158.20	CSTAX
			.50	PRFEE
			12.00	WDEED
				CHECK 170.70-
			3435A09/17/87	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

65941

IDENTIFICATION REFERENCE

SEP 17 10 13 AM '87

DAVIDSON COUNTY, TN

No. 17087