file box 8/jcb

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Ruth B. Turner
3944 Drake's Branch Road
Nashville, TN 37218

MORTGAGEE:
Citicorp Homeowners, Inc.
Attention: Tax Dept.
M.S. 309, P.O. Box 790010
St. Louis, MO. 63179-0009

MAP-PARCEL NUMBERS:
MAP 69-3
PARCEL 79
13DA-55050

WARRANTY DEED BOOK 7365 PAGE 452

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, Julius H. Jackson and wife, Patricia Herring Jackson hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Ruth B. Turner, 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. 13 on the plan of Section One, Enchanted Hills, of record in Book 3300, page 96, Register's Office for said County.

SAID Lot No. 13 fronts 204.83 feet on the southerly margin of Drake's Branch Road and extends back 217.9 feet on the westerly line and 221.4 feet on the easterly line to a dead line in the rear, measuring 204.9 feet thereon.

BEING the same property conveyed to Julius H. Jackson and wife, Jalanda L. Jackson by deed from B. Ross Fleming, Jr., and wife, Bernardeen Olive Fleming of record in Book 4731, page 186, said Register's Office. Jalanda L. Jackson has since died. Julius H. Jackson subsequently remarried. For the purpose of creating a tenancy by the entireties, Julius H. Jackson quitclaimed an interest in subject property to Patricia Herring Jackson by instrument of record in Book 5741, page 471, said Register's Office.

The property herein conveyed is subject to restrictive covenants of record in Book 3467, page 224, said Register's Office, and to the matters set forth in the above referenced plan of record.

This instrument is executed on behalf of Patricia Herring Jackson by Julius H. Jackson as her Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith.* The affidavit of said Attorney in Fact is attached as "Exhibit A" to this deed and incorporated herein by reference.

*as "Exhibit B" to this deed.

This is (~~an~~) improved property, known as 3944 Drake's Branch Road, Nashville, TN 37218.

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".)

Patricia H. Jackson and Patricia Herring Jackson are one and the same person.

Witness the execution hereof this 28th day of September, 1987.

Patricia Herring Jackson
BY: Julius H. Jackson, Attorney in Fact

Julius H. Jackson

STATE OF TENNESSEE
COUNTY OF Davidson

On this 28th day of September, 1987, before me personally appeared Julius H. Jackson, 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.

NOTARY PUBLIC AT LARGE

My Commission Expires: Nov 4 1987

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7365 PAGE 453

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 $ 87,000.00.

Ruth B. Turner
Affiant

Subscribed and sworn to before me, this the 28th 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 Julius H. Jackson, 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 Patricia Herring Jackson as her Attorney in Fact as the free act and deed of the within named Patricia Herring Jackson.

Witness my hand and official seal at Nashville, Tennessee, this the 28th day of September, 1987.

Christy Wilkins Ivey
NOTARY PUBLIC

My commission expires: Nov 1, 1987

WARRANTY DEED

from:
Julius H. Jackson and wife,
Patricia Herring Jackson

to:
Ruth B. Turner, unmarried

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN-27006

"EXHIBIT A"

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

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

Notary Public

My Commission Expires: 11-1-87

NOTARY PUBLIC AT LARGE

"EXHIBIT B" BOOK 7365 PAGE 455

LIMITED POWER OF ATTORNEY

I, **PATRICIA H. JACKSON**, of 2512 Capeside Drive, Okemos, Michigan 48864, do appoint **JULIUS H. JACKSON**, of 2512 Capeside Drive, Okemos, Michigan 48864, as my attorney-in-fact, with the following powers to be exercised in my name and for my benefit:

REAL PROPERTY POWERS

To contract, agree for, receive, improve, maintain, repair, insure, safeguard, lease, demise, grant, bargain, sell, assign, transfer, remise, release, exchange, warrant and convey, mortgage and hypothecate the real property to which I hold title as owner by the entireties and located at 3944 Drakes Branch Road, County of Davidson, City of Nashville, State of Tennessee 37218, and legally described as follows:

> Lot No. 13 on the plan of Enchanted Hills, Section I as of record and Book 3300, Page 96, Registers Office for said County. Said Lot No. 13 fronts 204.83 feet on the Southside of Drakes Branch Road, running back between lines 217.9 feet on the westerly line and 221.4 feet on the easterly line to a line on the rear measuring 204.9 feet thereon.

for such price, upon such terms and conditions, as my said agent shall determine.

THIRD PARTY RELIANCE

Third parties may rely upon the representation of my agent as to all matters relating to any power granted to my agent, and no person who may act in reliance upon the representations of my agent or the authority granted to my agent shall incur any liability to me or my estate as a result of permitting my agent to exercise any power, and for the purpose of inducing third parties to rely on this power of attorney, I warrant that, if this power of attorney is revoked by me, or otherwise terminated, I will indemnify and save such third party harmless from any loss suffered or liability incurred by such third party in good faith reliance on the authority of my agent prior to such third party's actual knowledge of revocation or termination of this power of attorney whether such termination is by operation of law or otherwise. This warranty shall bind my heirs, devisees and personal representatives.

No attorney-in-fact named herein shall incur any liability to me for acting or refraining from acting hereunder, except for such attorney's own willful misconduct or gross negligence.

Any reproduced copy of this signed original shall be deemed to be an original counterpart of this Power of Attorney.

Frank Harrison Reynolds & Associates, P.C., Attorneys at Law
101 S. Washington Sq., Suite 706, Lansing, MI 48933 (517) 372-0676

This power of attorney shall be and is governed by Michigan law.

I have signed, sealed, and delivered this Power of Attorney this 29th day of September, 1987.

WITNESSES:

Dicksie A. Hengesbach

Dicksie A. Hengesbach

Raymond A. Purdy

Raymond A. Purdy

Patricia H. Jackson

PATRICIA H. JACKSON

STATE OF MICHIGAN)
) ss.
COUNTY OF INGHAM)

On this 29th day of September, 1987, before me, a Notary Public in and for said County and State, personally appeared PATRICIA H. JACKSON, who executed the above Power of Attorney, and acknowledged the same to be her own free act and deed.

Raymond A. Purdy

Raymond A. Purdy, Notary Public
Ingham County, Michigan
My Commission Expires: 7/23/91

Drafted By:

Frank Harrison Reynolds (P-29917)
Frank Harrison Reynolds & Associates, P.C.
Attorney at Law
101 South Washington Square, Suite 706
Lansing, Michigan 48933
(517) 372-0676

Frank Harrison Reynolds & Associates, P.C., Attorneys at Law
101 S. Washington Sq., Suite 706, Lansing, MI 48933 (517) 372-0676

69562

IDENTIFICATION REFERENCE

SEP 29 1 14 PM '87

DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7365 PAGE 457

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

87000.00- CAMT.
243.60 CSTAX
.50 PRFEE
15.00 WDEED
CHECK 259.10-
7594A09/29/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6956.2

IDENTIFICATION REFERENCE

SEP 29 1 14 PM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 21155