Box 8 cg

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

ADDRESS NEW OWNER:
Jane Helen Howland
744 Newberry Road
Nashville, TN. 37205

MORTGAGEE:
Sovran Bank/Central South

P.O. Box 121999
Nashville, TN 37212-1999

MAP-PARCEL NUMBERS:
MAP 102-15
PARCEL 29
8DZ-48460

WARRANTY DEED

BOOK 7423 PAGE 262

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,

Bernard C. Rudegeair and wife, Rosalie A. Rudegeair

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Jane Helen Howland, 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. 220 on the plan of Brook Meade Section VI, of record in Book 2331, pages 3 and 4, Register's Office for said County.

SAID Lot No. 220 fronts 189.0 feet on the southeasterly margin of Newberry Road and extends back 202.8 feet on the northeasterly line and 222.0 feet on the southwesterly line to a dead line in the rear, measuring 187.6 feet thereon.

BEING the same property conveyed to Bernard C. Rudegeair and wife, Rosalie A. Rudegeair by deed from Barry James Smith and wife, Jane S. Smith of record in Book 6389, page 878, 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 Bernard C. Rudegeair by Rosalie A. Rudegeair as his Attorney in Fact pursuant to a Power of Attorney which is being recorded immediately prior to this instrument.

This is (~~an~~) improved property, known as ~~744 Newberry Road, Nashville, TN. 37205~~.

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 9th day of December, 1987.

Rosalie A. Rudegeair
Rosalie A. Rudegeair

Bernard C. Rudegeair
Bernard C. Rudegeair
BY: Rosalie A. Rudegeair, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

On this 9th day of December, 1987, before me personally appeared Rosalie A. Rudegeair, 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 she executed the same as her free act and deed.

My Commission Expires: Oct 9, 1991

Christy Wilkins Ivey
Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7423 PAGE 263

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 $114,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 9th day of December, 1987.

My Commission Expires: Oct 9, 1991

_____
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 Rosalie A. Rudegeair, with whom I am personally acquainted, and who acknowledged that she executed the within instrument on behalf of Bernard C. Rudegeair as his Attorney in Fact, as the free act and deed of the within named Bernard C. Rudegeair .

Witness my hand and official seal at Nashville, Tennessee, this the 9th day of December, 1987.

My Commission expires:

Oct 9, 1991

_____
Notary Public

WARRANTY DEED

from:
Bernard C. Rudegeair and wife,
Rosalie A. Rudegeair

to:
Jane Helen Howland, unmarried

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

TN 27185

BOOK 7423 PAGE 264

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.

Cosbi A. Ludegani
Affiant

Sworn to and subscribed before me this 9th day of December, 1987.

Christy Wilkins Duley
Notary Public

My Commission Expires: Oct 9, 1991

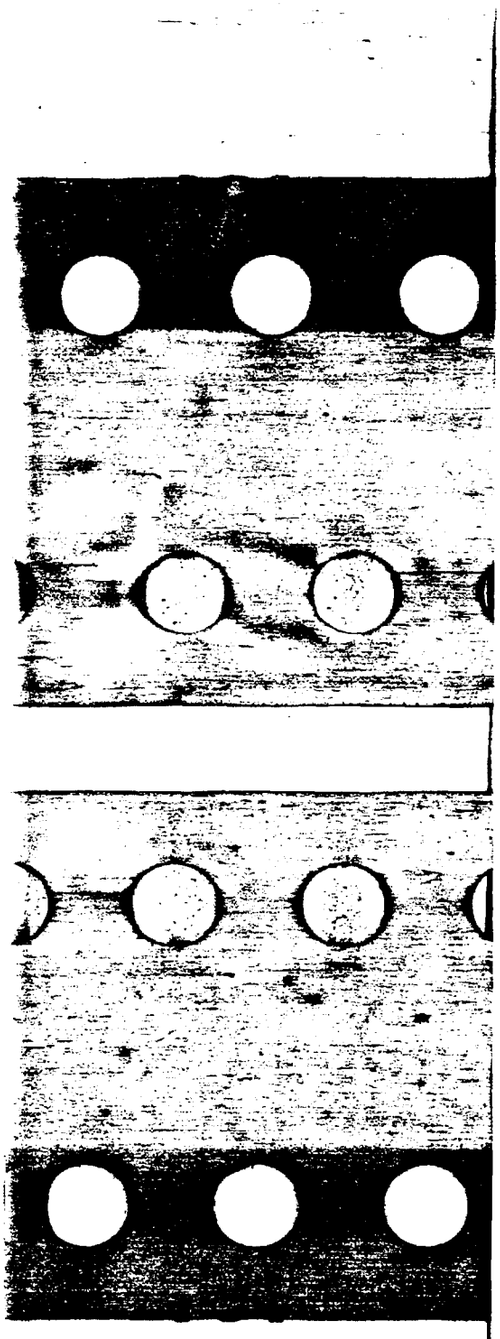
NOTARY PUBLIC AT LARGE

IDENTIFICATION REFERENCE

DEC 10 12 15 PM '87

DAVIDSON COUNTY, TN

8 9 4 9 1



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7423 PAGE 265

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

114000.00- CAMT.
319.20 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 323.70-
0763A12/10/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8949

IDENTIFICATION REFERENCE

DEC 10 12 19 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 43768