File Box 8/tl

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

ADDRESS NEW OWNER:
Jeffrey Lee Cole
2518 Sunset Place
Nashville, TN 37212

MORTGAGEE:
Metro Mortgage Corporation

28124 Orchard Lake Rd. Suite 110
Farmington Hills, Michigan 48018

MAP-PARCEL NUMBERS:
MAP 104-15
PARCEL 81
24W-09560

WARRANTY DEED

BOOK 7451 PAGE 234

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, Michael J. Henderson and wife, Gay Shepherd Henderson hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Jeffrey Lee Cole, 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 the west 50 feet of Lot No. 33 on the plan of Sunset Park Subdivision, of record in Book 332, page 132, Register's Office for said County.

SAID part of Lot No. 33 fronts 50 feet on the northerly margin of Sunset Place and extends back between parallel lines a distance of 160.5 feet to a dead line in the rear.

BEING the same property conveyed to Michael J. Henderson and wife, Gay Shepherd Henderson by deed from Raymond P. Poggenburg and wife, Helen H. Poggenburg of record in Book 7367, page 478, 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 Michael J. Henderson and wife, Gay Shepherd Henderson by Mary Ann Gilmore as their Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith.

Michael J. Henderson and Mike Henderson are one and the same person.
Gay Shepherd Henderson and Gay Henderson are one and the same person.

This is (xx) improved property, known as 2518 Sunset Place, Nashville, TN 37212.

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 15th day of January, 1988.

Gay Shepherd Henderson by: Mary Ann Gilmore, Attorney in Fact

Michael J. Henderson by: Mary Ann Gilmore, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

On this 13th day of January, 1988, before me personally appeared Michael J. Henderson and wife, Gay Shepherd Henderson, 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 they executed the same as their free act and deed.

My Commission Expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7451 PAGE 235

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 $ 76,500.00.

_____
Affiant

Subscribed and sworn to before me, this the 15th day of January, 1988.

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 Mary Ann Gilmore 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 Michael J. Henderson and wife, Gay Shepherd Henderson as their Attorney in Fact as the free act and deed of the within named Michael J. Henderson and wife, Gay Shepherd Henderson.

Witness my hand and official seal at Nashville, Tennessee, the 15th day of January, 1988.

_____
Notary Public

My Commission Expires: Oct 9, 1991

WARRANTY DEED

from:
Michael J. Henderson and wife, Gay Shepherd Henderson

to:
Jeffrey Lee Cole, unmarried

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

BOOK 7451 PAGE 236

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.

Mary Ann Gilmore
Affiant Mary Ann Gilmore

Sworn to and subscribed before me this 15th day of January, 19 88.

Christy Wilkins Neely
Notary Public

My Commission Expires: Oct 3, 1991

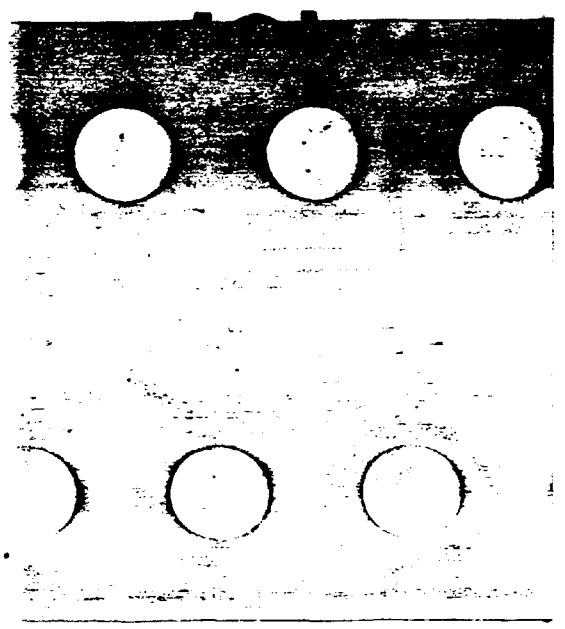
CHRISTY WILKINS NOTARY PUBLIC

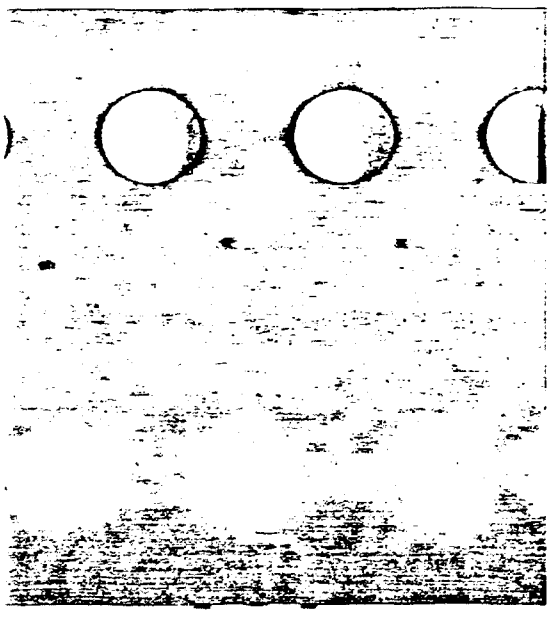
IDENTIFICATION REFERENCE

JAN 19 11 40 AM '88

DAVIDSON COUNTY, TN

98240





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7451 PAGE 237

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

CAMT 76500.00
CON TX 214.20
PRFEE 0.50
ADDED 5.00
TOTAL 223.70
CHECK 223.70

01/19/88 01 11:45 0001 9007

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98240

IDENTIFICATION REFERENCE

JAN 19 11 40 AM '88

DAVIDSON COUNTY, TN

No. 53974