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:
Rafe VanHoy
P.O. Box 120849
Nashville, TN 37212

MORTGAGEE:
same

MAP-PARCEL NUMBERS:
159-01-0
020
FH-25862

BOOK 7463 PAGE 6

WARRANTY DEED

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, Norman R. Sherlock and wife, Barbara L. Sherlock hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Rafe VanHoy and wife, Deborah VanHoy 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. 22 on the plan of Hound's Run, of record in Book 6900, pages 167-171, Register's Office for said County.

SAID Lot No. 22 fronts 198.68 feet on the southerly margin of Edenbridge Way and extends back 278.15 feet on the easterly line and 276.16 feet on the westerly line to a dead line in the rear, measuring 193.83 feet thereon.

BEING the same property conveyed to Norman R. Sherlock and wife, Barbara L. Sherlock by deed from Dukes & Dukes Development Corporation of record in Book 7080, page 571, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 7079, page 995, said Register's Office, and to the matters set forth in the above referenced plan of record.

This instrument is executed on behalf of Norman R. Sherlock and Barbara L. Sherlock by Tom Jackson as their 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.

This is (un)improved property, known as 1944 Edenbridge Way, Nashville, TN 37215.

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 3rd day of February, 19 88.

Barbara L. Sherlock
BY: Tom Jackson
Attorney in Fact

Norman R. Sherlock
BY: Tom Jackson
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF _____

On this _____ day of _____, 19___, before me personally appeared _____, 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 _____ free act and deed.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7463 PAGE 7

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___.

_____
Notary Public

My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 122,500.00.

_____
Affiant

Subscribed and sworn to before me, this the 3rd day of February, 19 88.

_____
Notary Public

My Commission Expires: Oct 9, 1991

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 Tom 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 Norman R. Sherlock and Barbara L. Sherlock as their Attorney in Fact as the free act and deed of the within named Norman R. Sherlock and Barbara L. Sherlock.

Witness my hand and official seal at Nashville, Tennessee, this the 3rd day of February, 1988.

_____
NOTARY PUBLIC

My commission expires: Oct 9, 1991

WARRANTY DEED

from:

Norman R. Sherlock and wife, Barbara L. Sherlock

to:

Rafe VanHoy and wife, Deborah VanHoy

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY

Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN-27291

"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 3rd day of February, 19 88.

Notary Public

My Commission Expires: Oct 9, 1991

NOTARY PUBLIC AT LARGE

4131 02/04 0101 03CHECK

IDENTIFICATION REFERENCE

Feb 4 11 31 AM '88

DAVIDSON COUNTY, TN

0 2 6 1 8

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7463 PAGE 9

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 122500.00
CDN TX 343.00
PRFEE 0.50
WDEED 9.00
TOTAL ~~352.50~~
CHECK ~~352.50~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/04/88 01 11:32 0001 4131

02618

IDENTIFI REFERENCE

FEB 4 11 31 AM '88

DAVIDSON COUNTY, TN

No. 58981