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:	MORTGAGEE:	MAP-PARCEL NUMBERS:
Joseph H. Orth 5648 Clovermeade Drive Brentwood, TN 37027	SunTrust Mortgage, Inc. 1945 The Exchange, Suite 400 Atlanta, GA 30339	MAP 171-4 PARCEL 33 6DU-55681

8368 08/18 0101 03CHECK 595.25

WARRANTY DEED

BOOK 7629 PAGE 991

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, Paul Dean Anderson and wife, Peggy Jo Anderson hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Joseph H. Orth and wife, Phyllis S. Orth 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. 117 on the plan of Section Eleven, Cloverland Acres, of record in Book 5200, page 93, Register's Office for said County.

SAID Lot No. 117 fronts 109.0 feet on the easterly margin of Clovermeade Drive and extends back 342.66 feet on the northerly line and 332.48 feet on the southerly line to a broken line in the rear, measuring 148.13 feet thereon.

BEING the same property conveyed to Paul Dean Anderson and wife, Peggy Jo Anderson by deed from Larry T. Adams and wife, Kellene H. Adams of record in Book 5988, page 653, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 5344, page 519, said Register's Office, and to the matters set forth in the above referenced plan of record.

This instrument is executed on behalf of Paul Dean Anderson and Peggy Jo Anderson by Bob Patton 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 (an) improved property, known as 5648 Clovermeade Drive, Brentwood, TN 37027.

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 17th day of August, 1988.

Paul Dean Anderson
Paul Dean Anderson
BY: Bob Patton, Attorney in Fact

Peggy Jo Anderson
Peggy Jo Anderson
BY: Bob Patton, 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 _____

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

BOOK 7629 PAGE 992

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 177,500.00.

Joseph H. Orth
Affiant

Subscribed and sworn to before me, this the 17th day of August, 19 88

My Commission Expires: Oct 9, 1991

Christy Wilkins Ivey
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 Bob Patton, 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 Paul Dean Anderson and Peggy Jo Anderson as their Attorney in Fact as the free act and deed of the within named Paul Dean Anderson and Peggy Jo Anderson.

Witness my hand and official seal at Nashville, Tennessee, this the 17th day of August, 1988.

Christy Wilkins Ivey
NOTARY PUBLIC

My commission expires: Oct 9, 1991

WARRANTY DEED

from:
PAUL DEAN ANDERSON AND
WIFE, PEGGY JO ANDERSON

to:
JOSEPH H. ORTH AND WIFE,
PHYLLIS S. ORTH

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

EXHIBIT A

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BOOK 7629 PAGE 993

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.

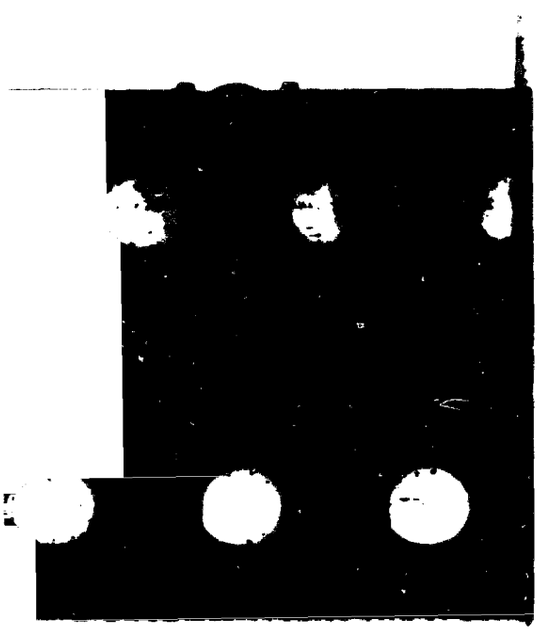
Robert N. Patton, Sr.
Affiant

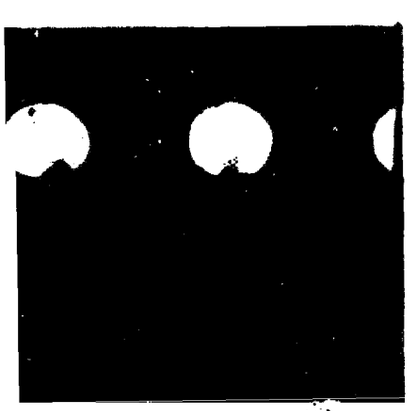
Sworn to and subscribed before me this 17th day of August, 19 88.

Notary Public

My Commission Expires: Oct 9, 1991

AUG 18 10 24 AM '88





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7629 PAGE 994

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 177500.00
CON TX 585.75
PRFEE 0.50
MDEED 9.00
TOTAL 595.25
CHECK 595.25

08/18/88 01 10:25 0001 83688

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5960

AUG 18 10 24 AM '88

No. 124908