file box 8/jcb

THIS INSTRUMENT PREPARED BY: **WILKINS & IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Joan A. Quesal
5300 Elkins Avenue
Nashville, TN 37209

MORTGAGEE:
CTX Mortgage Company

P. O. Box 19000
Dallas, Texas 75219-9000

MAP-PARCEL NUMBERS:
91-15
47
12W 00750

WARRANTY DEED

BOOK 7641 PAGE 982

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, Edward F. Coffman, Jr. and wife, Carol J. Coffman and Constance Sue Coffman hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Joan A. Quesal, 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 easterly 50 feet of the southerly 150 feet of Block No. 6 on the plan of Realty Savings Bank & Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, of record in Book 421, Page 18, Register's Office for said County, described as follows:

BEGINNING at an iron pin at the northwest corner of Elkins Avenue and 53rd Avenue North; thence with the northerly margin of Elkins Avenue, south 83 degrees 15 minutes west, 50 feet; thence northwardly 150 feet; thence north 83 degrees 15 minutes east 50 feet to an iron pin on the westerly margin of 53rd Avenue North; thence with said Avenue, south 8 degrees east 150 feet to the beginning.

BEING the same property conveyed to Edward F. Coffman, Jr. and wife, Carol J. Coffman, and Constance Sue Coffman, a single person, by deed from Addie P. Pippin, a single person, of record in Book 6677, Page 658, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Edward F. Coffman, Jr., Carol J. Coffman, and Constance Sue Coffman by Thomas M. Stocker as their Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith as "Exhibit B". The affidavit of said Attorney in Fact is attached as "Exhibit A" to this deed and incorporated herein by reference.

Constance Coffman and Constance Sue Coffman are one and the same person.

This is (an) improved property, known as 5300 Elkins Avenue, Nashville, TN 37209.

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 30th day of August, 19 88.

Carol J. Coffman
BY: Thomas M. Stocker, Attorney in Fact

Edward F. Coffman, Jr.
BY: Thomas M. Stocker, Attorney in Fact

Constance Sue Coffman
BY: Thomas M. Stocker, 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 7641 PAGE 983

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 $ 60,000.00.

Joan A. Quesal
Affiant

Subscribed and sworn to before me, this the 30th day of August, 1988.

My Commission Expires: Oct 9, 1991

Christy Wilkins Quesy
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 Thomas M. Stocker, 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 Edward F. Coffman* Carol J. Coffman, and Constance Sue Coffman as their Attorney in Fact, as the free act and deed of the within named Edward F. Coffman, Jr., Carol J. Coffman and Constance Sue Coffman. Witness my hand and official seal at Nashville, Tennessee, this the 30th day of August, 1988.

*Jr.

Christy Wilkins Quesy
NOTARY PUBLIC

My commission expires: Oct 9, 1991

WARRANTY DEED

from:
Edward F. Coffman, Jr. and wife, Carol J. Coffman and Constance Sue Coffman

to:
Joan A. Quesal, unmarried

WILKINS & IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157
TN-27831

"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.

Thomas M. Stalker
Affiant

Sworn to and subscribed before me this 30th day of August, 19 88.

Christy Wilkins Berry
Notary Public

My Commission Expires: Oct 9, 1991

"EXHIBIT B"

PREPARED BY: **Wilkins & Ivey, Attorneys**
P. O. Box 150157
Nashville, TN 37215-0157

BOOK 7641 PAGE 985

LIMITED POWER OF ATTORNEY

KNOW all men by these presents that we, Constance Coffman of Stoughton, Wisconsin, & Edward F. Coffman, Jr. and wife,* of Russellville, Kentucky, have made, constituted and appointed, and by these presents do make, constitute and appoint Thomas M. Stocker of Nashville, Tennesse our true and lawful attorney, for us and in our names, to sell the following described property:
*Carol J. Coffman,

5300 Elkins Avenue, Nashville, Tennessee (Davidson County)

to execute all documents in connection therewith as fully, largely and amply, to all intents and purposes, as we ourselves might or could do if acting personally and to receive for our benefit the proceeds of the sale, if any. We hereby ratify and confirm all lawful acts done by our attorney by virtue hereof.

THIS Power of Attorney shall be deemed to be a durable Power of Attorney as defined by the Tennessee Uniform Durable Power of Attorney Act, and shall not be affected by the subsequent disability or incapacity of the undersigned.

THIS Power of Attorney shall remain in effect until a revocation hereof shall have been recorded in the Register's Office for Davidson County, Tennessee, or until the matters authorized hereby have been fully performed, whichever shall first occur.

IN WITNESS WHEREOF, we have set our hands on this the Seventh day of June, 19 88.

Constance Coffman

Edward F. Coffman, Jr.

Carol J. Coffman

STATE OF WISCONSIN

COUNTY OF DANE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Constance Coffman, the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Stoughton, Wisconsin, this 26th day of May, 19 88.

Notary Public

My Commission Expires: 10/2/88

STATE OF KENTUCKY

BOOK 7641 PAGE 986

COUNTY OF Bell

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Edward F. Coffman, Jr. and Carol J. Coffman, the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Middlesboro ~~Russellville~~, Kentucky, this 7th day of June, 1988.

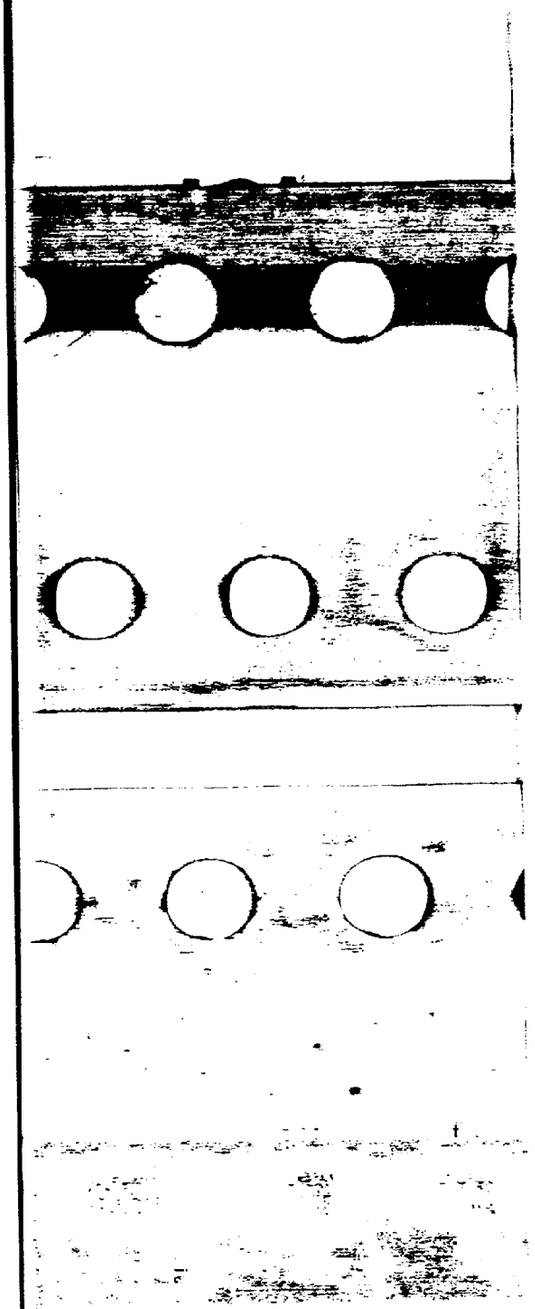
Karen Greene Blondell
Notary Public

My Commission Expires: 10-6-90

6 3 9 5 3

SEP 1 12 31 PM '00

2575 09/02 2401 03CHECK 213.50



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7641 PAGE 987

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	60000.00
CON TX	198.00
PRFEE	0.50
WDEED	15.00
TOTAL	213.50
CHECK	213.50

AS/01/88 01 12:31 0001 2923

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

63953

IDENTIFICATION REFERENCE

SEP 1 12 31 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 130007