Name and Address of New Owner:
Melda S. Faircloth
128 Stirton Road
Nashville, TN 37211

Send Tax Bills To:
Union Planters Nat. Bank
P.O. Box 3139
Memphis, TN 38173-0139

This Instrument Prepared By:
George H. White P.C.
Attorney at Law
101 North Maple Street
Murfreesboro, Tennessee 37130

Map 119-03-0; Parcel 05000
Field Book 06DA 09433

STATE OF TENNESSEE)
ss.
COUNTY OF DAVIDSON)

BOOK 7781 PAGE 111

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, the undersigned, CLYDE POWERS, JR., TRUSTEE, with full power to sell, mortgage, encumber, or convey without joinder of beneficiary, have this day bargained and sold and do hereby transfer and convey unto MELDA S. FAIRCLOTH, unmarried, her heirs and assigns, forever, that certain parcel of real estate situated and located in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

> Being all of Lot No. 21, CRESCENT HEIGHTS, according to survey and plat of same appearing of record in Book 2331, page 106, of the Register's Office of Davidson County, Tennessee, to which reference is here made for more complete details of location and description of said lot.
>
> Being the same property conveyed to Clyde Powers, Jr., Trustee, by deed from William R. Brim, et al, of record in Book 7633, page 408, of said Register's Office.
>
> This conveyance is subject to the minimum building setback line, utility easement and other matters shown on the aforesaid subdivision plat and to all lawful restrictions, easements, covenants and conditions of record and to the zoning regulations of the appropriate governmental body.
>
> This is improved property known as 128, Stirton Road, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD said real estate together with all of the appurtenances, estate and title thereunto belonging unto the said grantee, her heirs and assigns, forever.

I covenant with the said grantee that I am lawfully seized and possessed of said real estate; that I have a good right to convey the same, and that it is unencumbered except by lien of the 1989 real property taxes, which taxes are being prorated between the parties herein, with the grantee to pay said taxes when due.

I further covenant and bind myself, my heirs and representatives, to forever warrant and defend the title to the said real estate unto the said grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND on this 23rd day of February, 1989.

CLYDE POWERS, JR., TRUSTEE

STATE OF TENNESSEE)
ss.
COUNTY OF RUTHERFORD)

BOOK 7781 PAGE 112

On this 23rd day of February, 1989, before me personally appeared CLYDE POWERS, JR., TRUSTEE, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing (WARRANTY DEED) instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS MY HAND and official seal at office in Murfreesboro, Tennessee, on this 23rd day of February, 1989.

NOTARY PUBLIC

My Commission Expires: July 1, 1991.

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is $47,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me on this 23rd day of February, 1989.

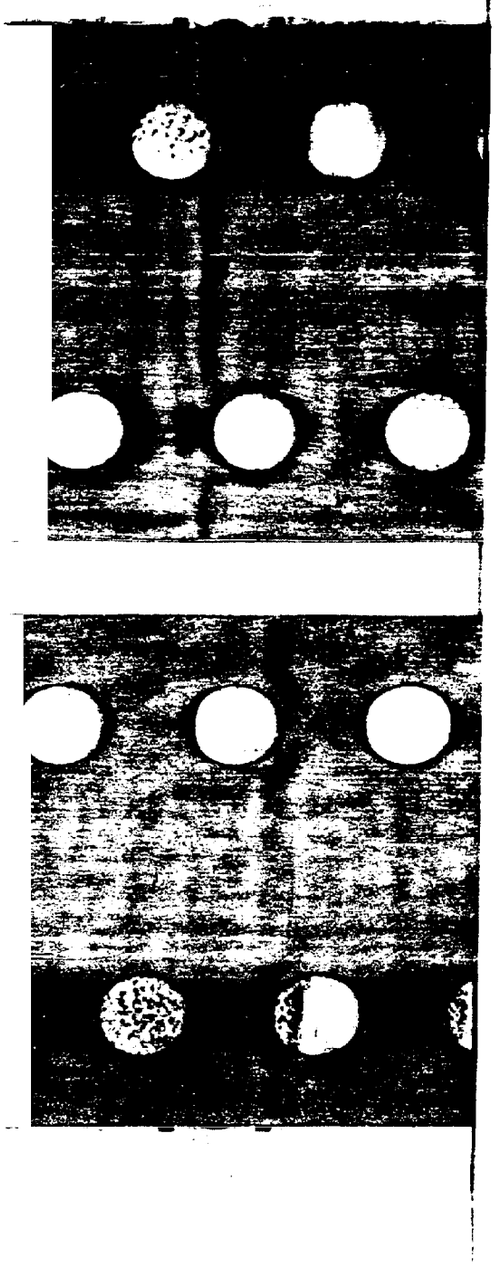
NOTARY PUBLIC

My Commission Expires: July 1, 1991.

12041

TENNESSEE REFERENCE
FEB 28 8 54 AM '89

0837 02/28 0101 03CHECK 16[illegible]



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

RECEIVED OF _____

FOR _____

BOOK 7781 PAGE 113

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 47000.00
CON TX 155.10
PRFEE 0.50
WDEED 6.00
TOTAL 161.60
CHECK 161.60

02/28/89 01 08:56 0001 0827

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12041.

IDENTIFICATION REFERENCE

Feb 28 8 54 AM '89

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 185249