file box 8/tl

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

ADDRESS NEW OWNER:
Jane B. Rush
615 Belle Meade Boulevard
#100
Nashville, TN 37205

MORTGAGEE:
SAME

MAP-PARCEL NUMBERS:
MAP 104-13
PARCEL 051 -
26W-08640

WARRANTY DEED

BOOK 7931 PAGE 720

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, Dawn E. Wells, unmarried hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Jane B. Rush 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. 19 on the plan of Bransford Realty Company's Subdivision of certain Lots in Block "E", "F" and "G" in Whitland Realty Company's Subdivision, of record in Book 547, page 53, Register's Office for said County.

SAID Lot No. 19 fronts 60 feet on the easterly margin of Carden Avenue and extends back 210 feet between parallel lines to a dead line in the rear, measuring 60 feet thereon.

Being the same property conveyed to Dawn E. Wells, divorced by deed from John William Barnes, Jr. and wife, Terry Patricia Barnes of record in Book 4963, page 587, Register's Office for Davidson County, Tennessee.

This instrument is excuted on behalf of Dawn E. Wells by Lois Knight as her Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith.

Reference is hereby made to the attached Power of Attorney Affidavit, the terms of which are incorporated herein by refernce.

1935 09/06 0101 03CHECK 564.40

This is (~~an~~) improved property, known as 206 Carden Avenue, Nashville, TN 37205.

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 1st day of September, 19 89.

Dawn E. Wells by: Lois Knight,
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 7931 PAGE 721

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 $ 168,000.00.

Dawn E. Rush
Affiant

Subscribed and sworn to before me, this the 1st day of September, 1989

My Commission Expires: 9-26-92

Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 Lois Knight, 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 Dawn E. Wells as her Attorney in Fact as the free act and deed of the within named Dawn E. Wells.

Witness my hand and official seal at Nashville, Tennessee, this the 1st day of September, 1989.

Notary Public

My Commission Expires: 9-26-92

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

from:
Dawn E. Wells, unmarried

to:
Jane B. Rush

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

BOOK 7931 PAGE 722

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 1st day of September, 1989.

Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

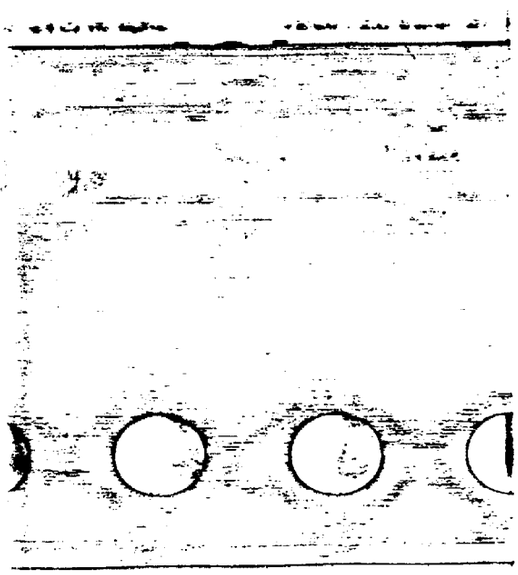
My Commission Expires: 9-26-92

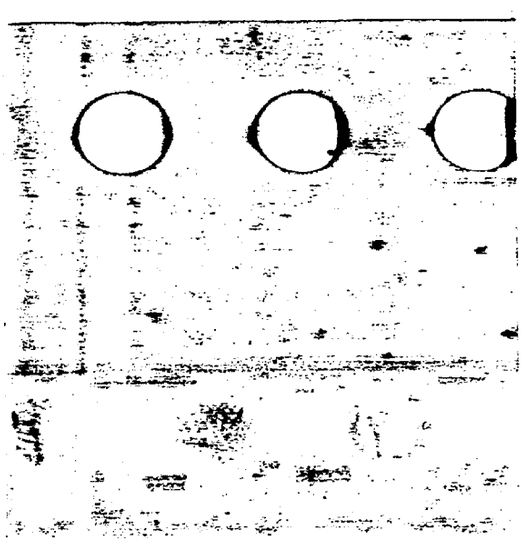
63809

IDENTIFICATION REFERENCE

SEP 6 9 56 AM '89

DAVIDSON COUNTY, TN





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7931 PAGE 723

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	
				168000.00
			CON TX	554.40
			PRFEE	1.00
			MDEED	9.00
			TOTAL	564.40
			CHECK	564.40
09/06/89		01	09:57 0001	1935

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

63809

IDENTIFICATION REFERENCE

SEP 6 9 56 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 245958