BOOK 8046 PAGE 957

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 79,000.00

Kenneth B. Neiderland
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 9th DAY OF February 1990

Patricia Roth Hall
Notary Public

MY COMMISSION EXPIRES: 7/24/93

(AFFIX SEAL)

FILE BOX 45

THIS INSTRUMENT WAS PREPARED BY

RICHARD A. NORTHCUTT - 25 CENTURY BLVD., SUITE 202 - NASHVILLE, TN 37214

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Kenneth B. Neiderland (NAME)	Fairfield Financial Associates of Tennessee (NAME)	75-12-0-A
301 Scotts Creek Place (STREET ADDRESS OR ROUTE NUMBER)	50 Century Boulevard, Suite 450 (STREET ADDRESS)	41CO
Hermitage, TN 37076 (CITY) (STATE) (P.O. ZIP)	Nashville, TN 37214 (CITY) (STATE) (ZIP)	04D92131

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Larry Powell and wife, Carol Powell,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kenneth B. Neiderland and wife, Andrea J. Neiderland

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT.

BEING Lot No. 41, on the Revised Plan of Cedar Creek, Phase One, of record in Plat Book 6900, Page 848, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being part of the same property conveyed to Larry Powell by deed from Donnie Tucker, of record in Book 7760, page 759, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 7768, Page 238 and Amended Restrictions in Book 7945, page 901, Register's Office for said County.

Power of Attorney of record in Book 6114, page 481, said Register's Office.

04326

IDENTIF. REFERENCE

FEB 16 9 22 AM '90

DAVIDSON COUNTY TENN.

3445 02/16 0101 03CHECK 267.70

This is unimproved ( ) / improved (XX) property, known as 301 Scotts Creek Place, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heir and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to covey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 9th day of February, 1990

Carol Powell by Larry Powell Attorney-in-fact — Larry Powell
Carol Powell

STATE OF TENNESSEE
COUNTY OF Davidson

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Personally appeared before me, the undersigned a Notary Public in and for said County and State, the within named Larry Powell (or proved to me on the basis of satisfactory evidence) the bargainor _____, with whom I am personally acquainted/and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville Tennessee, this 9th day of February 1990.

Commission expires 7/24/93

Patricia Nichols
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted/and who (or proved to me on the basis of satisfactory evidence) upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____ (they) and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

Larry Powell

TO

Kenneth B. Neiderland
Andrea J. Neiderland

RETURN TO:

METROPOLITAN ESCROW, INC.
25 Century Blvd., Suite 202
Nashville, TN 37214

RICHARD A. NORTHCUTT
ATTORNEY-AT-LAW
25 Century Blvd., Suite 202
Nashville, TN 37214

STATE OF TENNESSEE

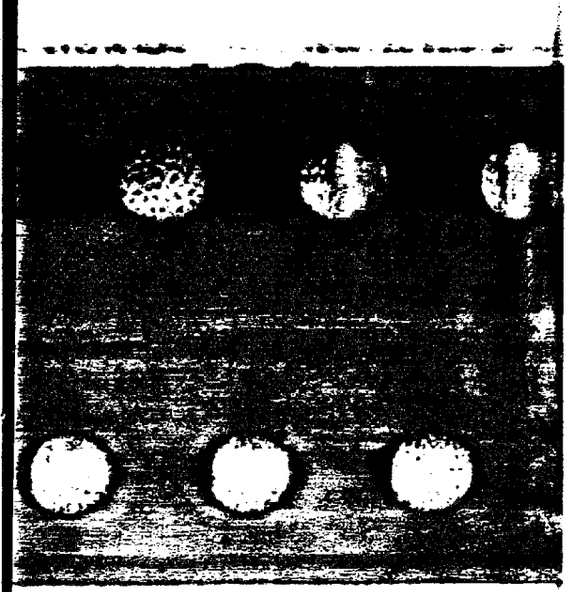
COUNTY OF DAVIDSON

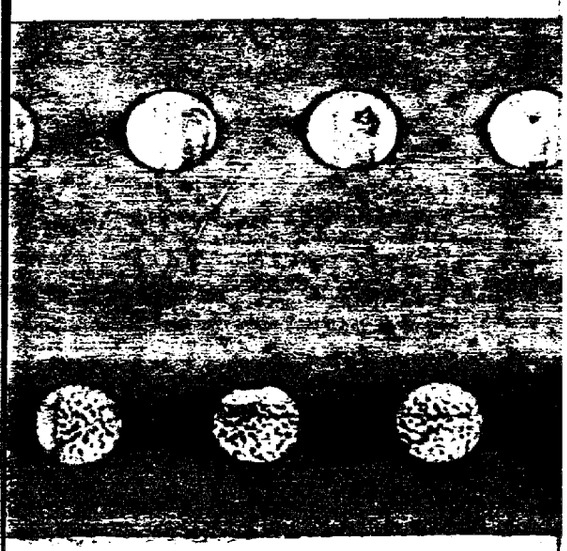
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Larry Powell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Carol Powell as her attorney in Fact as the free act and deed of the within named Carol Powell.

Witness my hand and offical seal at Nashville, Tennessee the 9th day of February 1990.

My Commission Expires: 7/24/93

Patricia Nichols
Notary Public





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

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 79000.00
				CON TX 260.70
				PRFEE 1.00
				WDEED 6.00
				TOTAL 267.70
				CHECK 267.70
02/16/90		01		09:27 0001 3445

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04326

IDENTIF. REFERENCE

FEB 16 9 22 AM '90

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 293438