PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157

Dav. Co. File: Box 8:
W & I Ref. (jcb) (Title No: 30183)

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 108000.00

Affiant

Sworn and subscribed before me this 25th day of May, 1990.

Notary Public

My Comm. Expires: 9/26/92

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS
Henrietta C. Tidwell	First Tennessee Bank National Association	131-11-064
4606 Benton Smith Road	P.O. Box 1000, Dept. 47	16DA-30955
Nashville, TN 37215	Memphis, TN 38148	

WARRANTY DEED

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, the undersigned **John A. Kelingos and Barbara A. Bauer,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Henrietta C. Tidwell, a 99% undivided interest, and Roderick Duncan McPhail, a 1% undivided interest,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 22 on the plan of Section I, Seven Hills, of record in Book 2133, pages 81 and 82, Register's Office for said County.

SAID Lot No. 22 fronts 171.7 feet on the broken easterly margin of Benton Smith Road and extends back 228.5 feet on the southerly line and 268.6 feet on the broken northerly line to a dead line in the rear, measuring 145.0 feet thereon.

BEING the same property conveyed to John A. Kelingos and wife, Barbara A. Kelingos by deed from Rue LaVelle Cromwell and wife, Evelyn Steiner Cromwell of record in Book 4361, page 946, said Register's Office. John A. Kelingos and Barbara A. Kelingos have since been divorced by Final Decree in the Third Circuit Court for Davidson County, Tennessee Docket No. 93141, dated February 20, 1979, the said Barbara A. Kelingos now being known as Barbara A. Bauer.

The property herein conveyed is subject to the restrictive covenants of record in Book 2249, page 192, said Register's Office, and to the matters set forth in the above referenced plan of record.

This instrument is executed on behalf of Barbara A. Bauer by John Kelingos as her 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 instrument and incorporated herein by reference.

FELIX Z. WILSON III REGISTER DAVIDSON COUNTY TN.
MAY 29 11 05 AM '90
IDENTIF. REFERENCE
29180

This is improved property, known as: 4606 Benton Smith Road, Nashville, TN 37215

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.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

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.

WITNESS THE EXECUTION HEREOF this 25th day of May, 1990.

John A. Kelingos

Barbara A. Bauer BY: John Kelingos
Attorney in Fact

State of Tennessee
County of Davidson

On this 25th day of May, 1990, before me the undersigned authority, personally appeared John A. Kelingos 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 his free act and deed.

My Commission Expires: 9/26/92

Notary Public

NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE
W & I 12/89

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 John Kelingos, 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 Barbara A. Bauer as her Attorney in Fact as the free act and deed of the within named Barbara A. Bauer.

Witness my hand and official seal at Nashville, Tennessee, this the 25th day of May, 19 90.

NOTARY PUBLIC

PERCY WILLIAMS JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires: 9/24/92

5166 05/29 0101 03CHECK 366.40

"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.

References to the singular include the plural, when applicable.

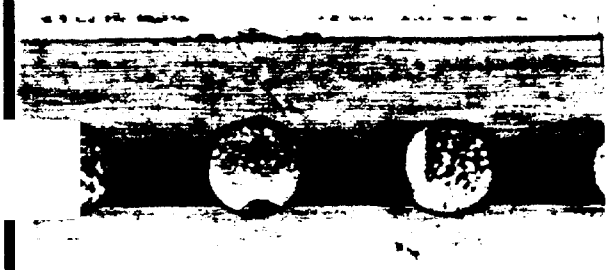
Affiant John Kelingos

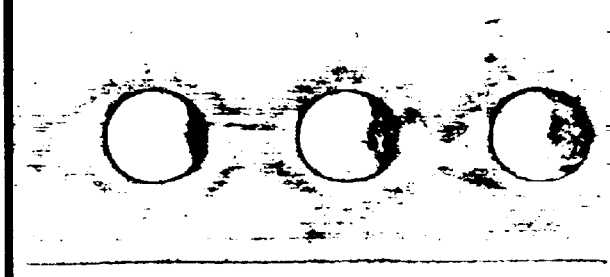
Sworn to and subscribed before me this 25th day of May, 19 90.

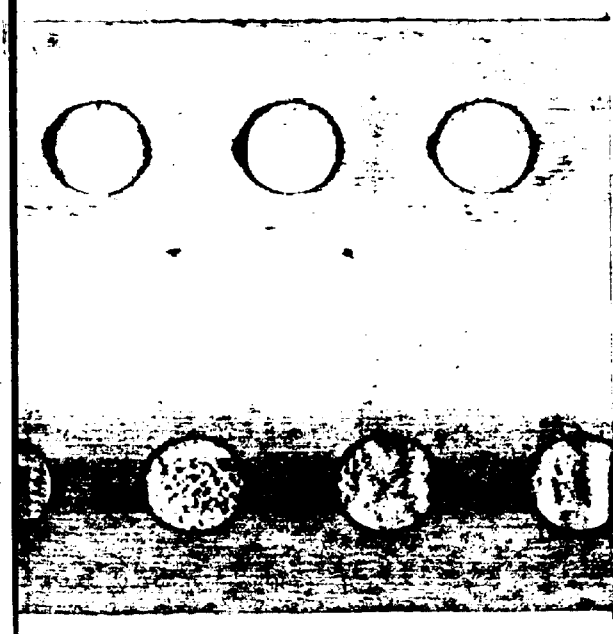
Notary Public

My Commission Expires: 9/26/92

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







OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8117 PAGE 543

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 108000.00

CON TX	356.40
PRFEE	1.00
MDEED	9.00
TOTAL	366.40
CHECK	366.40

05/29/90 01 11:04 0001 5166

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

29180

IDENTIF. TREFERENCE

MAY 29 11 05 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 322568