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

W & I Ref. (jcb) (Title No: NONE - Prepared From Information Furnished by The Parties)

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

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 76500.00

Brian V. Hunter
Affiant

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

Notary Public

My Comm. Expires: 9/26/92

ADDRESS NEW OWNER:
Brian V. Hunter
248 Fairway Drive
Nashville, TN 37214

MORTGAGEE:
NONE

MAP-PARCEL NUMBERS
MAP 95-7
PARCEL 6

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 **William D. Channell and spouse, Myra Flowers Channell,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Brian V. Hunter and spouse, Pamala Wright Hunter,** 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 the 3rd Civil District of Davidson County, Tennessee, being Lot No. 98 on the plan of Merry Oaks Subdivision, of record in Book 1835, pages 67 and 68, Register's Office for Davidson County, Tennessee, described as follows:

SAID Lot No. 98 is described as beginning at a point in the northerly margin of Fairway Drive, the common corner of Lots 97 and 98; thence with the line between said lots, northerly 182.5 feet to a point in the rear line of Lot 100; thence with the line between Lots 98 and 100, southeasterly 118.1 feet to the common northerly corner of Lots 98 and 99; thence with the line between Lots 98, and 99, southerly 114 feet to the northerly margin of Fairway Drive;thence with the margin of said Drive, westwardly passing a concrete monument at 19 feet, in all 125.9 feet to the beginning.

BEING the same property conveyed to William D. Channell and wife, Myra Flowers Channell by deed from John G. Whtie and Margaret V. Yarbrough, of record in Book 2083, page 239, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of William D. Channell by William D. Channell, Jr., as his Attorney in Fact purusant to a Power of Attorney being recorded simultaneously herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to this deed and incorporated herein by reference.

4481.4 IDENTIFICATION Jul 27 11 39 AM '90 FELIX Z. WILSON JR. REGISTER DAVIDSON COUNTY, TN

4150 07/27 0101 03CHECK 259.45

This is improved property, known as: 248 Fairway Drive, Nashville, TN 37214

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 July, 1990.

William D. Channell
William D. Channell
BY: William D. Channell, Jr., Atty. in Fact

Myra Flowers Channell
Myra Flowers Channell

State of Tennessee
County of Davidson

On this 25th day of July, 1990, before me the undersigned authority, personally appeared Myra Flowers Channell, 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 she executed the same as her free act and deed.

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

My Commission Expires: 9/26/92

Notary Public

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 William D. Channell, Jr., 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 William D. Channell as his Attorney-in-Fact, as the free act and deed of the within named William D. Channell. Witness my hand and official seal at Nashville, Tennessee, this the 25th day of July, 1990.

NOTARY PUBLIC

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

My commission expires: 9/26/92

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.

William D. Channell, Jr., Affiant

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

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

Notary Public

My Commission Expires: 9/26/92

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8161 PAGE 661

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	76500.00
CON TX	252.45
PRFEE	1.00
WDEED	6.00
TOTAL	259.45
CHECK	259.45

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 41 0001 4150

4481.4

IDENTIFICATION REFERENCE

Jul 27 11 39 AM '90

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY TN

No. 340934