WARRANTY DEED

BOOK 8196 PAGE 820

THIS INSTRUMENT PREPARED BY

John W. Zuccarello, Atty. 224 Heady Drive
Nashville, Tennessee 37205

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ednelia Mai Manning (NAME)	New Owner (NAME)	91-11, #277
P. O. Box 434 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	12W-49625
Glasgow, Kentucky 42142 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, James E. Fulkerson and Ester Ann Yost by her Attorney in Fact, Diana Morris

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ednelia Mai Manning

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 Nos. 24 and 26 of Block 97 on Plan 1 of West Nashville, as of record in Book 57, Pages 74 and 75, Register's Office for said County.

Said Lots Nos. 24 and 26 front together 50 feet on the westerly side of 49th Avenue North, formerly 8th Street, and run back between parallel lines with the southerly margin of Georgia Avenue, 160 feet to an alley.

Being the same property conveyed to James E. Fulkerson and Ester Ann Yost by deed from Carl Eugene Weatherly Jr. and wife, Linda Jeanette Weatherly of record in Book 6313, Page 718, Register's Office for Davidson County, Tennessee.

57614

TENNESSEE REAL ESTATE TRANSFER TAX

SEP 17 8 42 AM '90

FELIX Z WILSON TN REGISTER DAVIDSON COUNTY

PICK-UP

7213 09/17 0101 03CHECK 98.80

unimproved ( )
This is improved (X) property, known as 611 49th Avenue North

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs 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 convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 15th day of September, 1990

James E. Fulkerson

Diana Morris Attorney-in-fact for Ester Ann Yost

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James E. Fulkerson and Diana Morris, Attorney in Fact for Ester Ann Yost with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 15th day of September, 19 90.

My commission expires 3 26 94 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, 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 $ 25,965.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF September 19 90

MY COMMISSION EXPIRES: 3 26 94 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

TO

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

Exhibit A

GENERAL POWER OF ATTORNEY

I, ESTER ANN YOST, of Davidson County, Tennessee do by these presents constitute and appoint as my true and lawful attorney-in-fact (attorney) for me, DIANA LYNN MORRIS, of Davidson County, Tennessee. My attorney in my name, place and stead shall have full power to:

1. Collect and receive all sums of money which are due to me by any person, corporation or government agency and to initiate legal proceedings to collect if necessary;

2. Deposit any moneys or checks belonging or due to me in and withdraw funds from any checking and savings accounts and certificates which I may have at any Bank, Savings and Loan Association, Credit Union or other financial institution;

3. Pay from any money, property and accounts at any financial institution any indebtedness of mine including taxes;

4. Sell, lease, transfer, mortgage and pledge any real and personal property, insurance policies, stocks, bonds and securities of any character which I own or have an interest therein, for such price and upon such terms as said attorney may deem proper, no purchaser being obligated to see to the application of the proceeds;

5. Execute and deliver all necessary deeds, contracts, bills of sale, leases, mortgages and other instruments to convey, transfer and release property;

6. Borrow money upon such terms and conditions as said attorney deems proper, including the right to borrow on or surrender for its cash value any life insurance or annuity contract that I may own without the approval of the beneficiary;

7. Enter, remove contents and release safe deposit boxes;

8. Prepare, sign and file income tax returns, both state and federal, for any year and pay the amount of tax that is due;

9. Arrange for my care at any hospital, nursing home or other medical facility and with any doctor and nurse and to execute any contracts, releases and claims that may be necessary or advisable;

10. In the event of my incapacity or permanent disability as determined by my then attending physician, (a) deliver any property, real or personal, to the Trustee of any living trust which I may have created during my life, even though said trust may have been unfunded or nominally funded, which is for my benefit, or, (b) if no trust exists, employ any bank or trust company authorized to provide trust services in the State of Tennessee as Managing Agent, deliver any property, real or personal, to the Agent and delegate to the Agent full power and authority to manage said property, disburse income and principal for my benefit and exercise all other powers herein granted to the attorney;

11. Perform any other acts that may be necessary or advisable, in the opinion of said attorney, under the broad and general grant of authority given herein, even if not specified in detail above, for my benefit and protection and for the protection, management, sale and transfer of my property.

I am fully competent and sui juris at this time and I declare that it is my intention and direction that the rights, powers and authority of attorney-in-fact shall commence and be in full force and effect on the date of execution of this instrument. It is also my intention and direction that this power of attorney shall not be revoked by operation of law if I subsequently suffer a mental or physical debility. No person, corporation or agency dealing with said attorney shall be required to question the acts and authority of said attorney unless such party has actual knowledge that I have revoked this power of attorney. Any party may rely on a photocopy of this instrument which is certified as being in effect by my attorney-in-fact.

In Witness Whereof, I hereto set my hand at NASHVILLE, Tennessee on this the 1st day of JUNE, 19 90.

/ Ester Ann Yost

STATE OF TENNESSEE

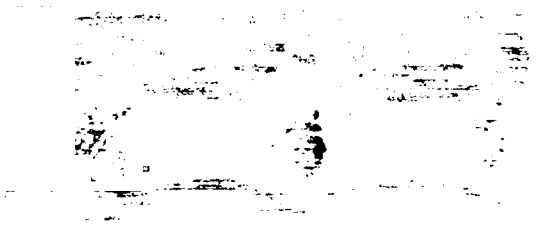
COUNTY OF DAVIDSON

Personally appeared before me, ROBERT N. SKINNER, a Notary Public in and for said County and State, ESTER ANN YOST the within named Bargainor, with whom I am personally acquainted, and who acknowledged that She executed the within instrument for the purposes therein contained.

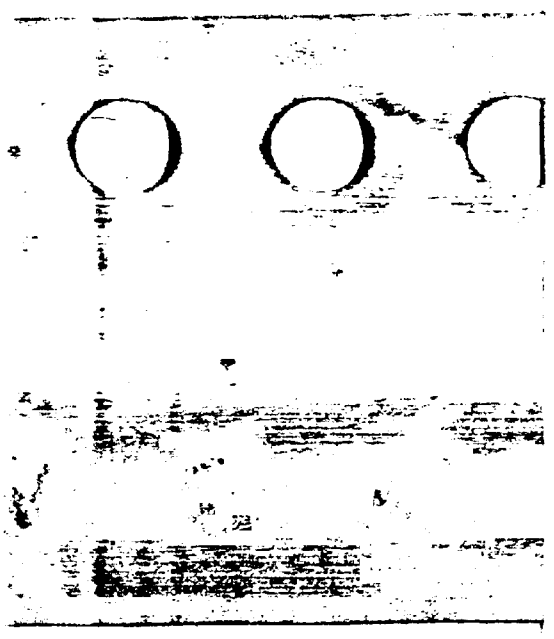
Witness my hand and official seal at 72 Hermitage Ave., in Nashville, Tennessee on this the 1st day of JUNE, 19 90.

Robert N. Skinner, Jr.
NOTARY PUBLIC

My commission expires: October 9, 1991.







OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8196 PAGE 824

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 25965.00
CON TX 85.80
PRFEE 1.00
WDEED 12.00
TOTAL 98.80
CHECK 98.80

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08:45 0001 9218

5 7 6 1 4

IDENTIFICATION REFERENCE

SEP 17 8 42 AM '90

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

No. 355859