BOOK 8199 PAGE 237

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: 29997)

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 155000.00

Affiant

Sworn and subscribed before me this 17th day of September, 1990.

Notary Public

My Comm. Expires: Oct 9, 1991

NOTARY PUBLIC STATE OF TENNESSEE CHRISTY LARGE

ADDRESS NEW OWNER:
F. Perry Ozburn, Jr.
1070 Ozburn Hollow Rd.
Arrington, TN 37014

MORTGAGEE:
NONE

MAP-PARCEL NUMBERS
130-02-069/7DZ-29695

WARRANTY DEED
(Corporate)

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 **Harold R. Binkley, Jr., and Hope S. Binkley, now known as Hope Schultz,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **F. Perry Ozburn, Jr. and spouse, Elaine J. Ozburn,** 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 the southerly 90 feet of Lot No. 94 on the plan of Bransford Realty Company's Belle Meade Golf Links Subdivision, of record in Book 421, page 94 and 95, Register's Office for said County.

SAID part of Lot No. 94 fronts 90 feet on the easterly margin of Pembroke Avenue and extends back between parallel lines 190 feet to a dead line.

BEING the same property conveyed to Harold R. Binkley, Jr. and wife, Hope S. Binkley by deed from Nelson C. Andrews, Trustee under the Faith Dorsey Adams Young 1969 Trust of record in Book 7641 , page 548, said Register's Office, Harold R. Binkley, Jr. and Hope S. Binkley have since divorced by Final Decree in the Circuit Court for Davidson County, Tennessee, Docket No. 890-339, dated March 30, 1989 a certified copy of which is of record in Book 7899, page 147, said Register's Office.

This instrument is executed on behalf of Harold R. Binkley, Jr., and Hope Schultz by Empire of America Relocation Services, Inc., by Diana K. Slater, Closing Specialist, pursuant to a Power of Attorney attached herewith as Exhibit "B" and incorporated herein by reference. The affidavit of said Attorney in Fact is attached as "Exhibit A" to this deed and incorporated herein by reference.

This is improved property, known as: 110 Pembroke 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.

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 successors 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 17th day of September, 1990.

Harold R. Binkley, Jr. BY: Empire of America Relocation Services, Inc. BY: Diana K. Slater, Closing Specialist

Hope Schultz BY: Empire of America Relocation Services, Inc., BY: Diana K. Slater, Closing Specialist

State of Connecticut
County of Fairfield

Personally appeared before me, the undersigned, a Notary Public in and for said County & State, the within named Diana K. Slater, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who acknowledged herself to be the Closing Specialist of Empire of America Relocation Services, Inc., & acknowledges that she executed the within instrument on behalf of Empire of America Relocation Services, Inc., which corporation is acting as Attorney in Fact for Harold R. Binkley, Jr., and Hope Schultz, as the free act and deed of the within named Harold R. Binkley & Hope Schultz.

Witness my hand and official seal, at office in Norwalk, Connecticut, this 17th day of September, 1990.

My Commission Expires: 3-31-94

Notary Public

MARGARET C. MARCHELLI
NOTARY PUBLIC
MY COMMISSION EXPIRES MARCH 31, 1995

W&I 1360

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EXHIBIT "A"
To
WARRANTY DEED

FROM: Harold R. Binkley, Jr., & Hope Schultz

TO: F. Perry Ozburn, Jr. and Elaine J. Ozburn

State of Connecticut
County of Fairfield

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.

Diana K. Slater, Affiant

Sworn to and subscribed before me this

17th day of September, 1990.

Notary Public

My Commission Expires: 3-31-95

MARGARET C. MARCHELLI
NOTARY PUBLIC
MY COMMISSION EXPIRES MARCH 31, 1995

5851.6

IDENTIFICATION REFERENCE

SEP 19 3 31 PM '90

FELIX J. MICCIO, JR. CLERK
DAVIDSON COUNTY, TN

0280 09/19 0101 03CHECK 521.50

SEP 17 '90 15:37

PAGE.007

1. "EXHIBIT B"

IRREVOCABLE AND LIMITED POWER OF ATTORNEY

File # 5151-0081-0

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Know all Men by these Presents That Harold R. Binkley Jr. and Hope E. Schultz
Full legal names of all title holders

(have)(has) made, constituted and appointed, and by these presents (do)(does) make, constitute and appoint Empire of America Relocation Services, Inc., a Delaware Corporation having an office at 201 South Orange Avenue, Barnett Plaza, P.O. Box 1200, Orlando, Florida 32802, true and lawful Attorney for (us)(me) in (our)(my) name(s), place and stead to contract to sell, transfer and convey upon such terms and conditions as (our)(my) said Attorney in its sole discretion may determine (our)(my) real property situated in Nashville (Town, City, Village) County of Davidson and State of Tennessee known as 110 Pembroke Avenue Nashville TN 37205.

Said Attorney is further authorized to execute any and all deeds, documents and other instruments necessary to accomplish the sale, transfer and conveyance of said real property, to receive, hold and disburse the funds, to pay and discharge any existing encumbrances, and to give receipts for any payments, which receipts shall exonerate the person or persons paying such money from seeing to the application thereof.

And, (we)(I), the said Seller(s) hereby declare that all receipts, deeds, matters and things which shall be given and executed by (our)(my) said Attorney shall be good, valid and effectual for all intents and purposes whatsoever as if the same has been signed, sealed, delivered, given, made or done in (our)(my) own proper person(s).

(We)(I) give and grant to (our)(my) said Attorney full power and authority to do and perform all and every act and thing whatsoever requisite and necessary to be done in and about the real property, as fully, to all intents and purposes as (we)(I) might or could do if personally present, with full power of substitution, hereby ratifying and confirming Empire of America Relocation Services, Inc., (our)(my) said Attorney or its substitute shall lawfully do or cause to be done by virtue of the Power of Attorney.

This Power of Attorney is an irrevocable power coupled with an interest, and shall not be affected by death, disability, incompetency, or incapacity of either or both of the undersigned. It is intended that this power of attorney is to become effective immediately upon execution and shall continue in effect during any subsequent disability, incompetency or incapacity.

In Witness Whereof, (we)(I) have hereunto set (our)(my) hand(s) and seal(s) this 1st day of May, A.D. 19 90.

Signed, Sealed and Delivered in presence of

Lisa L. Whiteaker 4/4/92 exp.
SIGNATURE OF WITNESS
LISA L. WHITEAKER, NOTARY PUBLIC/GA/EXP.4/4/92

Martha D. McClelland
SIGNATURE OF WITNESS

Harold R. Binkley Jr.
Harold R. Binkley Jr. LEGAL SIGNATURE
x 4-24-90 19

Hope E. Schultz
Hope E. Schultz LEGAL SIGNATURE
x 5-1-90 19

THE STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared HAROLD R. BINKLEY, JR. known to me to be the person(s) whose name(s) (are)(is) subscribed to the foregoing instrument, and acknowledged to me that, being informed of the contents of said instrument, (they)(he/she) voluntarily and freely executed same as (their)(his/her) own act and deed on the date therein mentioned, for the purposes and consideration therein stated.

(SEAL)

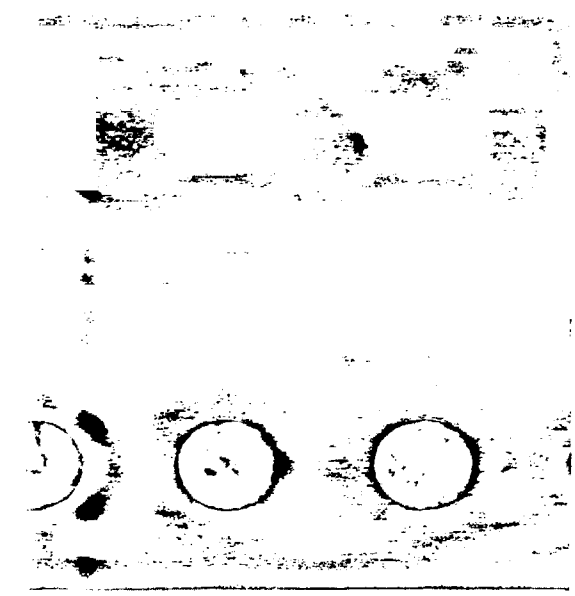
GIVEN UNDER MY HAND AND SEAL this the 24th day of April, 19 90

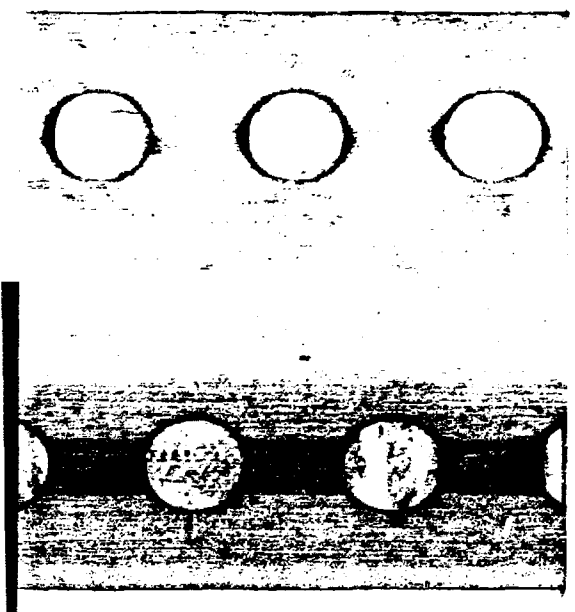
Linda J. Annin
Notary Public in and for Dallas County

My Commission Expires:

Linda J. Annin
Notary Public
STATE OF TEXAS
My Comm. Exp. 02-09-91

CE-1 (5/86)





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 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
155000.00
CON TX 511.50
PRFEE 1.00
UNKD 9.00
TOTAL 521.50
CHECK 521.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/19/90 01 15:35 0001 0280

5851.6

IDENTIFICATION REFERENCE

SEP 19 3 31 PM '90

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

No. 356909