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: 30534)

PETER 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: $ 71717.07

Ruth M. Thomas
Affiant

Sworn and subscribed before me this
4th day of December, 1990.

Notary Public

My Comm. Expires: 9/24/92

ADDRESS NEW OWNER:
Ruth M. Thomas
504 North Wilson Boulevard
Nashville, TN 37205

MORTGAGEE:
Chemical Mortgage Company
101 East Town Street
Columbus, OH 43215

MAP-PARCEL NUMBERS
103-8-257/26W-8830

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 **Jon Traunfeld and spouse, Marianne O'Leary** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Ruth M. Thomas,** 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 part of Lot No. 377 on the Plan of Richland Realty Company's Division "C" as of record in Book 421, page 31, Register's Office for said County, described as follows:

BEGINNING on the easterly margin of Wilson Avenue at a point 65 feet north of the corner of Lots Nos 377 and 378; thence easterwardly 80 feet, more or less, to the southwest corner of the property conveyed to Mattie J. Boyd, et al, by deed from C. A. Hormann, of record in Book 712, page 92, said Register's Office; thence with said Boyd's westerly line, northwardly 55 feet to their northwest corner; thence westwardly 69 feet; more or less, to the easterly margin of Wilson Avenue; thence with said Avenue, southwardly 55 feet to the beginning.

BEING the same property conveyed to Jon Traunfeld, unmarried, by deed from William D. Little and wife, Suzanne C. Little of record in Book 7017, page 455, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of the described property is the agreement of the Grantee to assume the unpaid principal balance of a note secured by a first mortgage deed of trust to Atlantic Coast Mortgage Company, of record in Book 7017, Page 458, said Register's Office; and that the escrow account held by the mortgagee in connection with said loan is hereby transferred to the said Grantee.

This instrument is executed on behalf of Jon Traunfeld and Marianne O'Leary by Elizabeth McCarter as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

77558 IDENTIF. TREFERENCE Dec 6 11 19 AM '90 FELIX Z. WILSON REGISTER DAVIDSON COUNTY TN.

6817 12/06 0101 03CHECK 243.61

This is improved property, known as: 504 North Wilson Boulevard, 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 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 4th day of December, 1990.

Jon Traunfeld BY: Elizabeth McCarter
Attorney in Fact

Marianne O'Leary BY: Elizabeth McCarter
Attorney in Fact

W&I 1209

EXHIBIT "A"
To
WARRANTY DEED

FROM: Jon Traunfeld et ux

TO: Ruth M. Thomas

State of Tennessee
County of Davidson

BOOK 8251 PAGE 905

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Elizabeth McCarter**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Jon Traunfeld and Marianne O'Leary**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this the 4th day of December, 1990.

Notary Public

PEGGY WILKINS, N.P. 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.

Elizabeth McCarter, Affiant

Sworn to and subscribed before me this 4th day of December, 1990.

Notary Public

PEGGY WILKINS, N.P. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 9/26/92

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8251 PAGE 906

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 71717.07
CON TX 236.61
PRFEE 1.00
WDEED 6.00
TOTAL 243.61
CHECK 243.61

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/06/90 01 11:18 0001 6817

77558

IDENTIF. TREFERENCE

DEC 6 11 19 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 379281