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PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (blw) (Title No: 31065)
Dav. Co. File: Box 8

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: $ 79,500.00

Stephen A. Barnhill
Affiant

Sworn and subscribed before me this 19th day of August, 1991.

Notary Public

My Comm. Expires: 9/26/92

ADDRESS NEW OWNER:
Stephen A. Barnhill
479 Hogan Road
Nashville, TN 37220

MORTGAGEE:
Community Mortgage Corporation
2175 Germantown Rd.,S. Ste.310
Germantown, TN 38138

MAP-PARCEL NUMBERS
146-16-29

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 K. Folger, Jr. and spouse, Linnea Harrison Folger,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Stephen A. Barnhill, a single person,** 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. 80 on the Plan of Brentwood Hall, Section 4, as of record in Book 2083, page 90, Register's Office for Davidson County, Tennessee.

Said Lot No. 80 fronts 101.4 feet on the southerly side of Hogan Road, and runs back between lines, 167.5 feet on the westerly line and 164.4 feet on the easterly line to a dead line in the rear which measures 96.6 feet.

Being the same property conveyed to John K. Folger, Jr., and wife, Linnea Harrison, by deed from Lewis Elbert Williams , sole devisee under the Will of Elberta J. Norman, of record in Book 5403, page 14, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Linnea Harrison Folger by John K. Folger, Jr. 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.

Linnea Harrison and the undersigned, Linnea Harrison Folger, are one and the same person.

40384

IDENTIFICATION REFERENCE

AUG 20 3 22 PM '91

5098 08/20 0101 03CHECK 301.15

This is improved property, known as: 479 Hogan Road, Nashville, TN 37220

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 19th day of August, 1991.

John Kenneth Folger, Jr.
John K. Folger, Jr.

Linnea Harrison Folger
Linnea Harrison Folger By: John K. Folger, Jr., Atty.-in-Fact

State of Tennessee
County of Davidson

On this 19th day of August, 1991, before me the undersigned authority, personally appeared John K. Folger, Jr., 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 the execution as a free act and deed.

My Commission Expires: 9/26/92

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 K. Folger, Jr.**, 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 **Linnea Harrison Folger**, 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 19th day of August, 1991.

Notary Public

PERCY WILKINS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 9/26/92

EXHIBIT "A"
To
WARRANTY DEED

FROM: John K. Folger, Jr. and Linnea Harrison Folger

TO: Stephen A. Barnhill

AFFIDAVIT

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.

John Kenneth Folger, Jr.
John K. Folger, Jr., Affiant

Sworn to and subscribed before me this
19th day of August, 1991.

Notary Public

PERCY WILKINS 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 _____

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CC - 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 79500.00
CON TX 294.15
PRFEE 1.00
WDEED 6.00
TOTAL 301.15
CHECK 301.15

08/20/91 01 15:23 0001 5098

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

40384

IDENTIFICATION REFERENCE

AUG 20 3 22 PM '91

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TN

No. 451623