BOOK 8425 PAGE 197

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: 31072)
Dav. Co. File: Box 8

PEGGY WILKINS 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: $ 127,500.00

John K. Folger, Jr.
Affiant

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

Notary Public

My Comm. Expires: 9/26/92

ADDRESS NEW OWNER:
John K. Folger, Jr.
7324 River Park Drive
Nashville, TN 37221

MORTGAGEE:
First Republic Mortgage Corporation
6012 Wilmington Pike
Dayton, OH 45459

MAP-PARCEL NUMBERS
155-3-B-11

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 **James A. Glazier and spouse, Joki Glazier,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John K. Folger, Jr. and spouse, Linnea Harrison Folger,** 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. 11 on the Plan of River Park Estates of record in Book 6250, page 658 and 659 as amended in Book 6727, page 427 Register's Office for said County.

SAID Lot No. 11 fronts 70 feet on the northerly margin of River Park Drive and extends back 194.43 feet on the broken easterly line and 148.47 feet on the westerly line to a dead line in the rear, measuring 81.36 feet thereon.

BEING the same property conveyed to James A. Glazier and Joki Glazier, husband and wife, by deed from Allen Earps Builders, Inc. of record in Book 6994, page 86, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of James A. Glazier and Joki Glazier by Hank Gildemeister 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.

5420 08/21 0101 03CHECK 478.75

40668

TENNESSEE REFERENCE

AUG 21 2 53 PM '91

This is improved property, known as: 7324 River Park Drive, Nashville, TN 37221

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.

James A. Glazier

James A. Glazier By: Hank Gildemeister, Atty-in-Fact

Joki Glazier

Joki Glazier By: Hank Gildemeister, Atty.-in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Hank Gildemeister, 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 James A. and Joki Glazier as their Attorney in Fact as the free act and deed of the within named James A. and Joki Glazier.

Witness my hand and official seal at Nashville, Tennessee, this the 19th day of August, 19 91.

NOTARY PUBLIC

NANCY WILKINS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires: 9/26/92

"EXHIBIT A"

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.

Affiant - HANK GILDEMEISTER

NANCY WILKINS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Sworn to and subscribed before me this 19th day of August, 19 91.

Notary Public

COMMISSION EXPIRES: 9/26/92

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 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		
			127500.00		
			CON TX	471.75	
			PRFEE	1.00	
			WDEED	6.00	
			TOTAL	478.75	
			CHECK	478.75	
08/21/91	01	14:55 0001	5420		

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

40668

Identification Reference
Aug 21 12:53 PM '91
Felix Z. Wilson II Register
Davidson County, Tn.

No. 451934