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: 31258)
Dav. Co. File: Box 8

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 410000.00

Affiant

Sworn and subscribed before me this 17th day of October, 1991.

Notary Public

My Comm. Expires: Sept. 24, 1995

ADDRESS NEW OWNER:
Glen Allen Civitts
1616 Chickering Road
Nashville, TN 37215

MORTGAGEE:
First Tennessee Bank National Association
P. O. Box 1000, Dept. 47
Memphis, TN 38148

MAP-PARCEL NUMBERS
144-13-1

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 P. Mayo and spouse, Ellen P. Mayo,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Glen Allen Civitts and spouse, Lynn Jones Civitts,** 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:**

A tract of land in the 7th, formerly the 11th Civil District of Davidson County, Tennessee, being part of the lands belonging to the estate of Samuel Northern, deceased, a plan of which appears of record in Minute Book "L", page 423, of the County Court for said County, being Lot No. 2 on a survey made by Barge-Waggoner and Sumner, Inc., Engineers, dated June 29, 1959, as follows:

BEGINNING in the center of Chickering Road at the northwest corner of the property conveyed to Harvie Branscomb and wife, by deed from Charles S. Ragland and wife, of record in Book 2930, page 208, Register's Office for said County; thence with the center of said Chickering Road, N. 23 degrees 24 minutes E. 380 feet to the corner of Lots Nos. 2 and 3 as shown on said survey; thence with the line between said two lots, S. 75 degrees 55 minutes E. 809.5 feet to an iron pin; thence S. 57 degrees 37 minutes W. 95.7 feet to an iron pin; thence S. 16 degrees W. 135 feet to an iron pin; thence S. 17 degrees 56 minutes 30 seconds E. 100 feet to the corner of said Lots Nos. 1 and 2; thence with the line between said two lots, N. 81 degrees 39 minutes 30 seconds W. 858 feet to the beginning.

BEING the same property conveyed to John P. Mayo and wife, Ellen P. Mayo by deed from Howard B. Hays, unmarried, of record in Book 6290, page 630, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

This instrument is executed on behalf of John P. Mayo and wife Ellen P. Mayo by Jack H. Jennings 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.

5.5 9 4.9

IDENTIFICATION REFERENCE

Oct 22 10 25 AM '91

4742 10/22 0101 03CHECK 1524.00

This is improved property, known as: 1616 Chickering Road, Nashville, TN 37215

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 17th day of October, 1991.

John P. Mayo by: Jack H. Jennings Atty-In-Fact

John P. Mayo, By: Jack H. Jennings, Atty-In-Fact

Ellen P. Mayo by: Jack H. Jennings Atty-In-Fact

Ellen P. Mayo By: Jack H. Jennings, Atty.-in-Fact

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 **Jack H. Jennings**, 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 **John P. Mayo and wife, Ellen P. Mayo** as Attorney-in-Fact, as the free act and deed of the said Principals.

Witness my hand and official seal at Nashville, Tennessee, this the 17th day of October, 1991.

Notary Public

My Commission Expires: 9/26/92

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

EXHIBIT "A"
To
WARRANTY DEED

FROM: John P. Mayo and Ellen P. Mayo

TO: Glen Allen Civitts and Lynn Jones Civitts

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.

Jack H. Jennings, Affiant

Sworn to and subscribed before me this

17th day of October, 1991.

Notary Public

My Commission Expires: 9/26/92

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8468 PAGE 207

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	410000.00
			CON TX	1517.00
			PRFEE	1.00
			WDEED	6.00
			TOTAL	1524.00
			CHECK	1524.00
10/22/91	01		10:27 0001	4742

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5594.9 IDENTIFICATION REFERENCE

OCT 22 10 25 AM '91

FELIX Z. WILSON, II REGISTER DAVIDSON COUNTY, TN

No. 469479