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: (ljh)
(Title No. 31276)
Dav. Co. File: Box 8

PERCY 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: $ 127500.00

Gloria Stamps-Smith
Affiant

Sworn and subscribed before me this 24th day of October, 1991.

Notary Public

My Comm. Expires: 9/26/92

ADDRESS NEW OWNER:
Willie Troy Smith
4976 Alexis Drive
Antioch, TN 37013

MORTGAGEE:
Atlantic Coast Mortgage Company
12700 Fair Lakes Circle Ste. 400
Fairfax VA 22033

MAP-PARCEL NUMBERS
173-4-A-172

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 **Michael J. Rusnak and Jeanette E. Rusnak, both single persons,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Willie Troy Smith and spouse, Gloria A. Stamps Smith,** 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. 172 on the Plan of Phase 1 of Oak Highlands of record in Book 6900, page 435, Register's Office for said County.

Said Lot No. 172 fronts 190.30 feet on the Northerly margin of Alexis Drive and extends back 115.00 feet on the easterly lines and 108.69 feet on the westerly line to a dead line in the rear, measuring 37.94 feet thereon.

Being the same property conveyed to Michael J. Rusnak and wife, Jeanette E. Rusnak by deed from Ameri-South Home Corporation of record in Book 7824, page 42, Register's office for said county. Michael J. Rusnak and Jeanette E. Rusnak have since been divorced by final decree of the Circuit Court of St. Charles County, Missouri, Cause No. CV-190-185 DR. A certified copy of which is of record in Book 8184, page 188, 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..

Subject to Declaration of Covenants, Conditions and Restrictions of record in book 7350, page 24, Book 7367, page 587.

This instrument is executed on behalf of Michael J. Rusnak by Jeanette E. Rusnak 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.

[illegible] 473.75

This is improved property, known as: 4976 Alexis Drive, Antioch, TN 37013

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 24th day of October, 1991.

Michael J. Rusnak

Michael J. Rusnak, By: Jeanette E. Rusnak, Atty-In-Fact

Jeanette E. Rusnak

Jeanette E. Rusnak

State of Tennessee
County of Davidson

On this 24th day of October, 1991, before me the undersigned authority, personally appeared Jeanette E. Rusnak, 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.

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

My Commission Expires: 9/26/92

Notary Public

[redacted]

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 **Jeanette E. Rusnak**, 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 **Michael J. Rusnak**, 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 24th day of October, 1991.

Notary Public

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

My Commission Expires: 9/26/92

EXHIBIT "A"
To
WARRANTY DEED

FROM: Michael J. Rusnak and Jeanette E. Rusnak

TO: Willie Troy Smith and Gloria A. Stamps Smith

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.

Jeanette E. Rusnak

Jeanette E. Rusnak, Affiant

Sworn to and subscribed before me this

24th day of October, 1991.

Notary Public

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

My Commission Expires: 9/26/92

5.7.8.5 3.

IDENTIFICATION REFERENCE

Oct 29 1 49 PM '91

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8473 PAGE 750

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

10/29/91 01 13:48 0001 6946

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 7 8 5 3

IDENTIFICATION REFERENCE

Oct 29 1 49 PM '91

No. 471641