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: 31508)
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: $ 165,000.00

Mark P. Erdman
Affiant

Sworn and subscribed before me this 14th day of February, 1992.

Notary Public

My Comm. Expires: 9/24/92

ADDRESS NEW OWNER:
Mark P. Erdman
1316 Falkirk Court
Nashville, TN 37221

RESPONSIBLE FOR PAYMENT OF TAXES:
DF Southeastern Mortgage of Tennessee
565 Marriott Dr., Ste.250
Nashville, TN 37210

MAP-PARCEL NUMBERS
142-17-A-66

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 Spencer Essell, a and wife, Tempe T. Essell,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Mark P. Erdman, 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. 66 on the plan of Phase Two, Devon Park, of record in Book 6250, page 432, Register's Office for said County.

Said Lot No. 66 fronts 90.72 feet on the northeasterly margin of Falkirk Court and extends back 127.65 feet on the northwesterly line and 116.22 feet on the southeasterly line to a dead line in the rear, measuring 87.70 feet thereon.

Being the same property conveyed to John Spencer Essell, an unmarried person, by deed from S. R. Blanton Development, Inc., of record in Book 8086, page 200, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in the above referenced plan of record.

This instrument is executed on behalf of John Spencer Essell by Frances R. Whitley 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.

8.47 6.7.

IDENTIFICATION REFERENCE

FEB 18 10 26 AM '92

DAVIDSON COUNTY, TN

This is improved property, known as: 1316 Falkirk Court, 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 14th day of February, 1992.

John Spencer Essell

John Spencer Essell, By: Frances R. Whitley, Atty-In-Fact

Tempe T. Essell

Tempe T. Essell, By: Frances R. Whitely, 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 **Frances R. Whitley**, 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 Spencer Essell and Tempe T. Essell** 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 14th day of February, 1992.

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 Spencer Essell

TO: Mark P. Erdman

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.

Frances R. Whitley

Frances R. Whitley, Affiant

Sworn to and subscribed before me this
14th day of February, 1992.

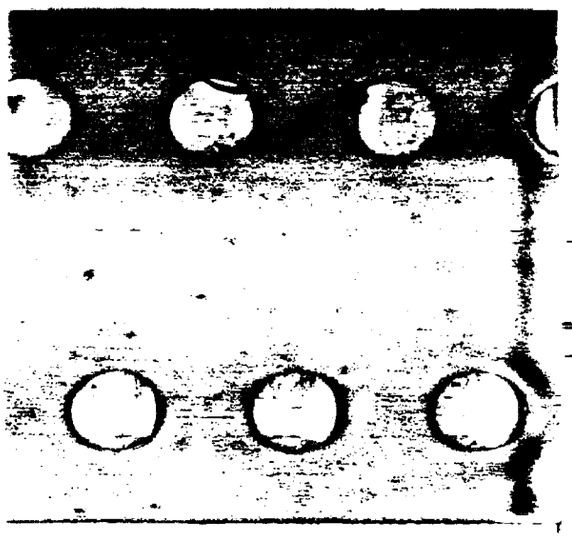
Notary Public

My Commission Expires: 9/26/92

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

1858 02/18 0101 03CHECK 617.50

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



RECEIVED OF _____

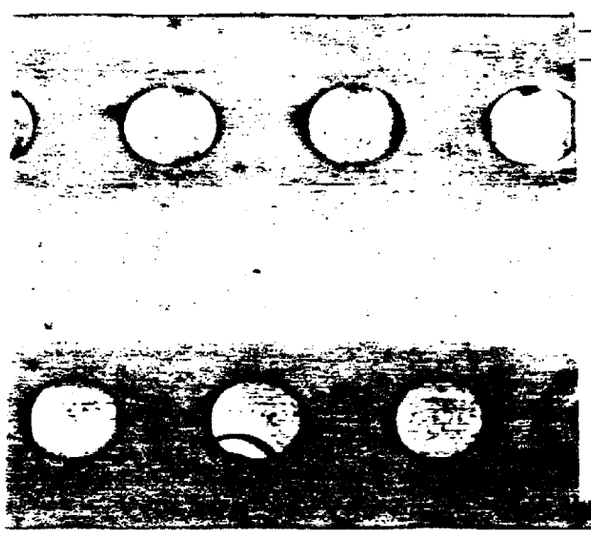
FOR _____

BOOK 8551 PAGE 779

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	165000.00
			CON TX	610.50
			PRFEE	1.00
			WDEED	6.00
			TOTAL	617.50
			CHECK	617.50

02/18/92 01 10:26 0001 1858



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8476.7.

IDENTIFICATION REFERENCE

FEB 18 10 26 AM '92

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 502425