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: (kd) (Title No: 31701)
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: $ 88500.00

Mark A Ferrelli
Affiant

Sworn and subscribed before me this 20th day of March, 1992.

Notary Public

My Comm. Expires: 9/26/92

ADDRESS NEW OWNER:
Mark A. Ferrelli
7128 Bay Cove Trail
Nashville, Tennessee 37221

RESPONSIBLE FOR PAYMENT OF TAXES:
Leader Federal Bank for Savings
P. O. Box 2926
Memphis, Tennessee 38118

MAP-PARCEL NUMBERS
141-12-B-34C

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 **David W. Haines, Jr. and spouse, Kathryn G. Haines,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Mark A. Ferrelli and spouse, Sherry H. Ferrelli,** 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. 64 on the plan of Phase 2 Southampton, of record in Book 5200, page 595, and amended in Book 6150, page 298, Register's Office for said County.

SAID Lot No. 64 fronts 82 feet on the southerly margin of Bay Cove Trail and extends back 170.00 feet on the easterly line and 195.00 feet on the westerly line to a dead line in the rear, measuring 124.21 feet thereon.

BEING the same property conveyed to David W. Haines, Jr. and wife, Kathryn G. Haines and David W. Haines and wife, Mary A. Haines by deed from Fox Ridge Company, a limited partnership of record in Book 6591, page 35, said Register's Office. David W. Haines and wife, Mary A. Haines conveyed their interest to David W. Haines, Jr. and wife Kathryn G. Haines by quitclaim deed of record in Book 8537, page 961, said Register's Office.

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

The property herein conveyed is subject to restrictive covenants of record in Book 6120 Page 430, Book 6189, page 940, Book 6231, page 63 and Book 6355, page 517 said Register's Office, and to the matters set forth in the referenced Plan of record.

This instrument is executed on behalf of Kathryn G. Haines by David W. Haines, 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.

This is improved property, known as: 7128 Bay Cove Trail, Nashville, Tennessee 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 20th day of March, 1992.

David W. Haines, Jr.

Kathryn G. Haines, By: David W. Haines, Jr., Atty-In-Fact

State of Tennessee
County of Davidson

On this 20th day of March, 1992, before me the undersigned authority, personally appeared David W. Haines 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

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 **David W. Haines, 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 **Kathryn G. Haines**, 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 20th day of March, 1992.

Notary Public

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

My Commission Expires: 9/24/92

EXHIBIT "A"
To
WARRANTY DEED

FROM: David W. Haines, Jr. and Kathryn G. Haines

TO: Mark A. Ferrelli and Sherry H. Ferrelli

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.

David W. Haines, Jr., Affiant

Sworn to and subscribed before me this

20th day of March, 1992.

Notary Public

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

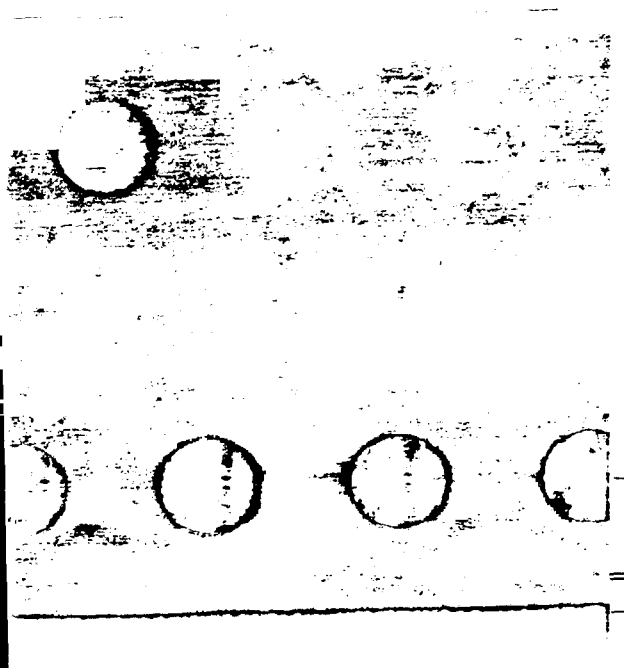
My Commission Expires: 9/24/92

6551 04/06/92 0101 03CHECK 334.45

IDENTIFICATION REFERENCE

DAVIDSON COUNTY, TN

9 8 1 9 1



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

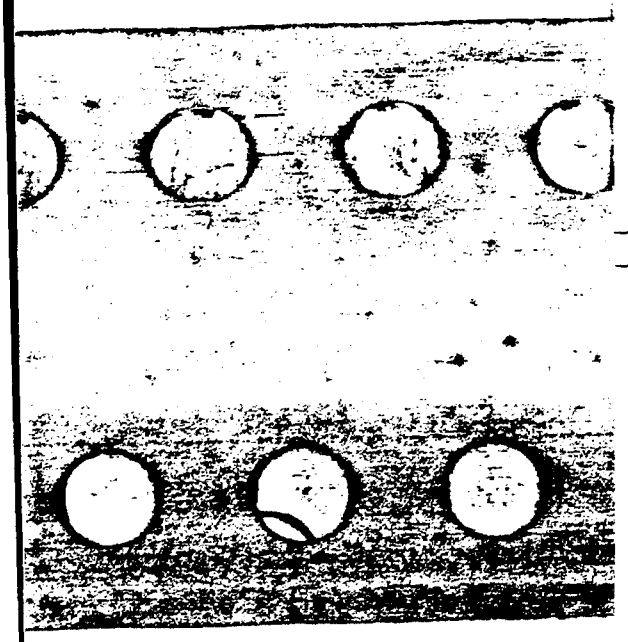
RECEIVED OF _____

FOR _____

BOOK 8591 PAGE 769

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 88500.00
CON TX 327.45
PRFEE 1.00
WDEED 6.00
TOTAL 334.45
CHECK 334.45

04/02/92 01 11:24 0001 6551

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98191

IDENTIFICATION REFERENCE

APR 2 11 24 AM '92

DAVIDSON COUNTY, TN

No. 517453