PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8747

W & I Ref: (blw) (Title No: 32000)
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: $ 87500.00

Affiant

Sworn and subscribed before me this 15th day of July, 1992.

Notary Public

My Comm. Expires: 9/26/92

ADDRESS NEW OWNER:
Barbara Nan Behringer
2101-B Natchez Trace
Nashville, TN 37212

RESPONSIBLE FOR PAYMENT OF TAXES:
Same

MAP-PARCEL NUMBERS
104-11-368

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 **Thomas L. James and spouse, Mary Beth M. James,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Barbara Nan Behringer,** 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 the southerly part of Lot No. 1 on the plan of La-Belle Villa Zone-1 of Division Lot 1 Fairfax Place, of record in Book 547, page 137 and amended in Book 5800, page 170, Register's Office for said County.

Said Part of Lot No. 1 fronts 37.79 feet on the westerly margin of Natchez Trace and extends back 174.90 feet on the southerly line and 174.9 feet on the northerly line to a line in the rear, measuring 38.82 feet thereon.

Being the same property conveyed to Grantor by deed from Thomas L. James and Mary Beth M. James, which is being placed of record immediately prior hereto.

This instrument is executed on behalf of Thomas L. James by Mary Beth M. James 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.

28485
IDENTIF. & REFERENCE
JUL 17 1 06 PM '92
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

This is improved property, known as: 2101-B Natchez Trace, Nashville, TN 37212

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 15th day of July, 1992.

Thomas L. James, By: Mary Beth M. James, Atty-In-Fact

Mary Beth M. James

State of Tennessee
County of Davidson

On this 15th day of July, 1992, before me the undersigned authority, personally appeared Mary Beth M. James, 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 **Mary Beth M. James**, 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 **Thomas L. James**, 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 15th day of July, 1992.

Notary Public

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

My Commission Expires: 9/26/92

EXHIBIT "A"
To
WARRANTY DEED

FROM: Thomas L. James and Mary Beth M. James

TO: Barbara Nan Behringer

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.

Mary Beth M. James
Mary Beth M. James, Affiant

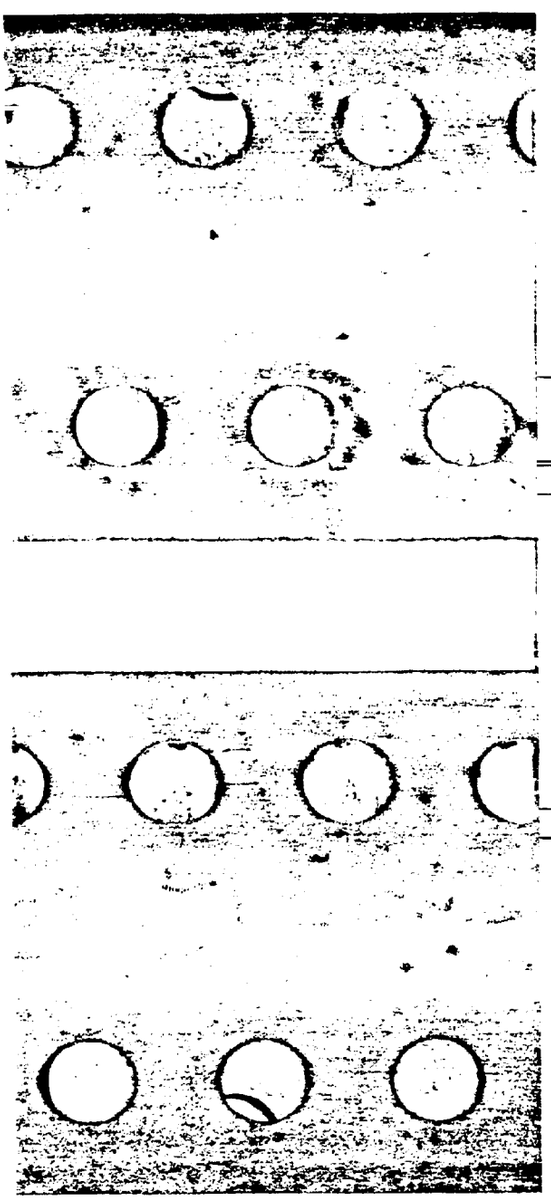
Sworn to and subscribed before me this
15th day of July, 1992.

Notary Public

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

My Commission Expires: 9/26/92

5397 07/17 0101 03CHECK 332.75



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8678 PAGE 419

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 87500.00
				CON TX 323.75
				PRFEE 1.00
				WDEED 8.00
				TOTAL 332.75
				CHECK 332.75
07/17/92	01			13:07 0001 6587

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2'8485'

IDENTIF. TREFERENCE

JUL 17 1 06 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 551314