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: 31779)
Dav. Co. File: Box 8

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 75000.00

Affiant

Sworn and subscribed before me this 30th day of July, 1992.

Notary Public

My Comm. Expires: Sept 16, 1995

ADDRESS NEW OWNER:
Timothy L. Higdon
1505 Clayton Avenue
Nashville, TN 37212

RESPONSIBLE FOR PAYMENT OF TAXES:
NationsBanc Mortgage Corporation
P. O. Box 353
Louisville, KY 40201-0353

MAP-PARCEL NUMBERS
117-08-180

7922 08/05 0101 03CHECK 286.50

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 **Nancy Higdon Sloan, also known as Nancy Katherine Sloan, Thomas J. Higdon, and Helen B. Geldrich, heirs at law to the estate of Helen Gatlin Higdon,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Timothy L. Higdon, 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. 1 on the Map showing subdivision of the north part of the land conveyed by C.D. Compton to George W. Harding and wife, of record in Book 547, page 72, Register's office for said County, Tennessee.

Said Lot No. 1 fronts 54 feet on the southerly margin of Clayton Avenue and extends back 175.2 feet on the easterly line and 185 feet on the westerly line to an alley in the rear, measuring 54.88 feet thereon.

Being the same premises conveyed to T.J. Higdon and wife, Helen Gatlin Higdon by deed from Thomas Keenan Foster and wife, of record in Book 1261, page 146, said Register's Office. T.J. Higdon has since conveyed all his interest in subject property to Helen Gatlin Higdon by deed of record in Book 3434, page 149, said Register's Office. Helen Gatlin Higdon has since died, unmarried and intestate (see unprobated will of record in Book 8392, page 668, said Register's Office.) Nancy Higdon Sloan, also known as Nancy Katherine Sloan, Thomas J. Higdon and Helen B. Geldrich being the sole heirs at law of Helen Gatlin Higdon.

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

The grantors herein attest to the fact that Nancy Higdon Sloan is one and the same person as Nancy Katherine Sloan. This instrument is executed on behalf of Nancy Higdon Sloan also known as Nancy Katherine Sloan, by Helen B. Geldrich 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: 1505 Clayton Avenue, 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 30th day of July, 1992.

Nancy Higdon Sloan, also known as Nancy Katherine Sloan, By: Helen B. Geldrich, Atty-In-Fact

Helen B. Geldrich

Thomas J. Higdon

State of Tennessee
County of Davidson

On this 30th day of July, 1992, before me the undersigned authority, personally appeared Thomas J. Higdon and Helen B. Geldrich, 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.

My Commission Expires: Sept 16, 1995

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 **Helen B. Geldrich**, 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 **Nancy Higdon Sloan**, also known as **Nancy Katherine Sloan,** 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 30th day of July, 1992.

Christy Wilkinsey
Notary Public

My Commission Expires: Sept 16, 1995

EXHIBIT "A"
To
WARRANTY DEED

FROM: Nancy Higdon Sloan,Thomas J. Higdon and Helen B. Geldrich

TO: Timothy L. Higdon

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.

Helen B. Geldrich
Helen B. Geldrich, Affiant

Sworn to and subscribed before me this

30th day of July, 1992.

Christy Wilkinsey
Notary Public

My Commission Expires: Sept 16, 1995

IDENTIF. TREFERENCE
AUG 5 2 12 PM '92
DAVIDSON COUNTY TN.
34423

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

RECEIVED OF _____

FOR _____

BOOK 8695 PAGE 152

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 75000.00
CON TX 277.50
PRFEE 1.00
WDEED 8.00
TOTAL 286.50
CHECK 286.50

08/05/92 01 14:03 0001 7982

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

34423

IDENTIF. T REFERENCE

AUG 5 2 12 PM '92

REGISTER
DAVIDSON COUNTY TN.

No. 557798