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: (cmw) (Title No: 33163)
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: $ 74500.00

Affiant

Sworn and subscribed before me this 4th day of June, 1993.

Notary Public

My Comm. Expires: 7/27/96

ADDRESS NEW OWNER:

D. Lowell Bacon
Nancy S. Bacon
1706-A Ashwood Avenue
Nashville, Tennessee 37212

RESPONSIBLE FOR PAYMENT OF TAXES:
SAME

MAP-PARCEL NUMBERS
[redacted]0 410

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 **Thuridur Erla H. Andersen and spouse, Kristinn Andersen,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **D. Lowell Bacon and spouse, Nancy S. Bacon,** 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 Unit B, Zone Lot, west part of Lot 148, Belmont Land Company's Plan of Lots, as of record in Book 6200, page 327, said Register's Office.

SAID Unit B fronts 25.68 feet on the northerly side of Ashwood Avenue and runs back 175.25 feet on the easterly line and 175.80 feet on the westerly line to a line in the rear which measures 25.69 feet thereon.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

BEING the same property conveyed to Thuridur Erla H. Andersen and husband, Kristinn Andersen, by deed from O.H. Mason and wife, Dorothy E. Mason, of record in Book 6698, page 74, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants and any and all other matters as set forth in the Plan of record in Book 6200, page 327, Register's Office for Davidson County, Tennessee.

The Grantor, as owner of both the described property and the adjoinging Unit "A" of said Zone Lot 148, hereby amends the provisions of the referenced plat to limit the joint driveway and access rights to an area measuring 15' x 20', consisting of a 15' strip having as its center line the common boundary line between Units "A" and "B", and extending from the right of way of the rear alley southwardly, a distance of 20'.

This instrument is executed on behalf of Thuridur Erla H. Andersen and Kristinn Andersen by Ernest A. Orand as Attorney in Fact pursuant to a Power of Attorney of record in Book 8878, page 472, Register's Office for Davidson County, Tennessee. 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: 1706-A Ashwood Avenue, Nashville, Tennessee 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 4th day of June, 1993.

Thuridur Erla H. Andersen, By: Ernest A. Orand, Atty-In-Fact

Kristinn Andersen, By: Ernest A. Orand, 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 **Ernest A. Orand**, 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 **Thuridur Erla H. Andersen and Kristinn Andersen** 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 4th day of June, 1993.

Notary Public

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 7/27/96

EXHIBIT "A"
To
WARRANTY DEED

FROM: Thuridur Erla H. Andersen and Kristinn Andersen

TO: D. Lowell Bacon and Nancy S. Bacon

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.

Ernest A. Orand, Affiant

Sworn to and subscribed before me this 4th day of June, 1993.

Notary Public

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 7/27/96

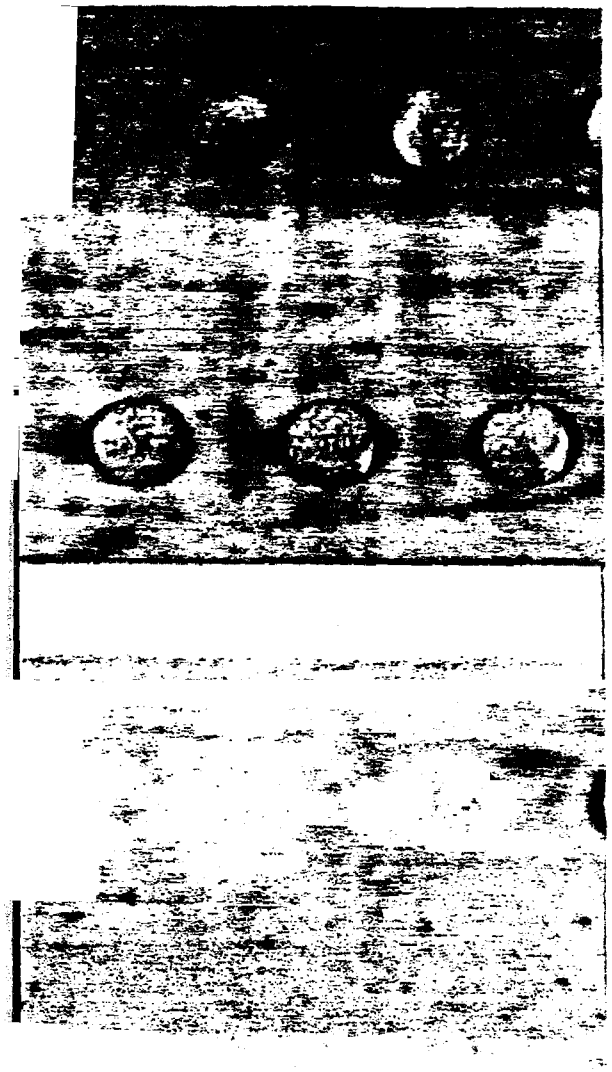
28825

IDENTIFICATION REFERENCE

JUN 10 9 57 AM '93

RUA Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

5886 06/10 0101 CHECK 284.65



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

RECEIVED OF _____

FOR _____

BOOK 8977 PAGE 306

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	74500.00
			CON TX	275.65
			PRFEE	1.00
			WDEED	8.00
			TOTAL	284.65
			CHECK	284.65
06/10/93	01	09:58 0001	5896	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

28825

IDENTIFICATION REFERENCE

JUN 10 9 57 AM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 661200