BOOK 9902 PAGE 378

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: 33361)
Dav. Co. File: Box 8

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 143000.00

David Wayne Allen
Affiant

Sworn and subscribed before me this 28th day of June, 1993.

Christy Williams
Notary Public

My Comm. Expires: Sept 16, 1995

CHRISTY WILLIAMS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

ADDRESS NEW OWNER:	RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL NUMBERS
David Wayne Allen Nancy C. Allen 409 Northridge Court Nashville, TN 37221	Mortgage Service America Company 1650 Tysons Blvd. McLean, VA 22102	142-13-A-040

~~3523 07/02 0101 030 CHK 538.10~~

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 **William A. Thoel and spouse, Kathleen A. Thoel,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **David Wayne Allen and spouse, Nancy C. Allen,** 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. 40 on the plan of Phase I and Boundary Plat of Riverside, of record in Book 6900, page 490, 491 and 492, revised in Book 6900, page 784, Register's Office for said County.

SAID Lot No. 40 fronts 34.85 feet on the northwesterly margin of Northridge Court and extends back 136.47 feet on the northeasterly line and 123.18 feet on the southerly line to a broken line in the rear, measuring 174.00 feet thereon.

BEING the same property conveyed to William A. Thoel and wife, Kathleen A. Thoel by deed from Rockford Realty Construction Co., Inc., a Tennessee Corporation of record in Book 7897, page 929, Register's Office for Davidson County, Tennessee.

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

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 7185, Page 619 and Book 7405, page 780, said Register's Office, and to the matters set forth in the referenced Plan of record and to any and all matters shown on the herein referenced Plan of record in said Register's Office.

This instrument is executed on behalf of William A. Thoel by Kathleen A. Thoel 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.

37068

93 JUL -2 PM 12:0

ELLIE C. WILSCHII REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

This is improved property, known as: 409 Northridge 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 28th day of June, 1993.

William A. Thoel
William A. Thoel, By: Kathleen A. Thoel, Atty-in-Fact

Kathleen A. Thoel
Kathleen A. Thoel

State of Tennessee
County of Davidson

On this 28th day of June, 1993, before me the undersigned authority, personally appeared **Kathleen A. Thoel,** 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

Christy Williams
Notary Public

CHRISTY WILLIAMS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 **Kathleen A. Thoel**, 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 **William A. Thoel**, 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 28th day of June, 1993.

CHRISTY WILKINS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

My Commission Expires: Sept 16, 1995

EXHIBIT "A"
To
WARRANTY DEED

FROM: William A. Thoel and Kathleen A. Thoel

TO: David Wayne Allen and Nancy C. Allen

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.

Kathleen A. Thoel
Kathleen A. Thoel, Affiant

Sworn to and subscribed before me this

28th day of June, 1993.

Notary Public

My Commission Expires: Sept 16, 1995

CHRISTY WILKINS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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

RECEIVED OF _____

FOR _____

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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

MAMT 143000.00
ERR CO
MAMT 143000.00-
CAMT 143000.00
CON TX 529.10
PRFEE 1.00
UDEED 8.00
TOTAL 538.10
CHECK 538.10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/02/93 01 12:08 0001 9583

37068
IDENTIF. ↑ REFERENCE

93 JUL -2 PM 12: 08
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 670055