BOOK 9009 PAGE 907

PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8726

W & I Ref: (kd) (Title No: 33480)
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: $ 70000.00

Gail A. Moore
Affiant

Sworn and subscribed before me this 2nd day of July, 1993.

Notary Public

My Comm. Expires: 7/27/96

ADDRESS NEW OWNER:	RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL NUMBERS
Gail A. Moore 1231 5th Avenue North Nashville, Tennessee 37208	Sears Mortgage Corporation P. O. Box 8111 Vernon Hills, Illinois 60061	082-09-291

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 **Joseph Lucian Herndon and spouse, Carmen Butler Herndon,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Gail A. Moore, 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:**

BEING the North 12 feet of the South 87 feet of Lot No. 1 on the Map of Ratterman's Subdivision of Lots Nos. 87, 88, 89 and 98 of the D. T. McGavock Plan, of record in Book 161, page 42, said Register's Office.

SAID part of Lot No. 1 fronts 32 feet on the westerly side of 5th Avenue North formerly Summer Street, and runs back between parallel lines 170.9 feet to an alley.

BEING part of the same property conveyed to Joseph L. Herndon by Installment deed from Lois T. Pickett and husband, James C. Pickett of record in Book 5346, page 605, said Register's Office. Joseph Lucian Herndon and wife, Dee Ann Walker have since been divorced by final decree of the 4th Circuit Court for Davidson County, Tennessee, Docket #87D-492. Deed Ann Walker has since conveyed all her interest in subject property to Joseph L. Herndon by quitclaim deed of record in Book 7856, page 775, 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 6202 Page 412 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.

Carmen Butler Herndon, spouse of Joseph Lucian Herndon, joins in this conveyance solely for the purpose of conveying any marital interest she might have in the subject property.

This instrument is executed on behalf of Joseph Lucian Herndon and Carmen Butler Herndonby Anita H. Herndon 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.

39094
IDENTIF. ↑ REFERENCE

93 JUL -8 PM 1:

DAVIDSON COUNTY, TN

This is improved property, known as: 1231 5th Avenue North, Nashville, Tennessee 37208

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 2nd day of July, 1993.

Joseph Lucian Herndon

Joseph Lucian Herndon, By: Anita H. Herndon, Atty-In-Fact

Carmen Butler Herndon

Carmern Butler Herndon, By: Anita H. Herndon

State of Tennessee
County of Davidson

BOOK 9008 PAGE 908

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Anita H. Herndon**, 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 **Joseph Lucian Herndon and Carmen Butler Herndon**, 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 2nd day of July, 1993.

Notary Public

My Commission Expires: 7/27/96

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

EXHIBIT "A"
To
WARRANTY DEED

FROM: Joseph Lucian Herndon

TO: Gail A. Moore

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.

Anita H. Herndon

Anita H. Herndon, Affiant

Sworn to and subscribed before me this

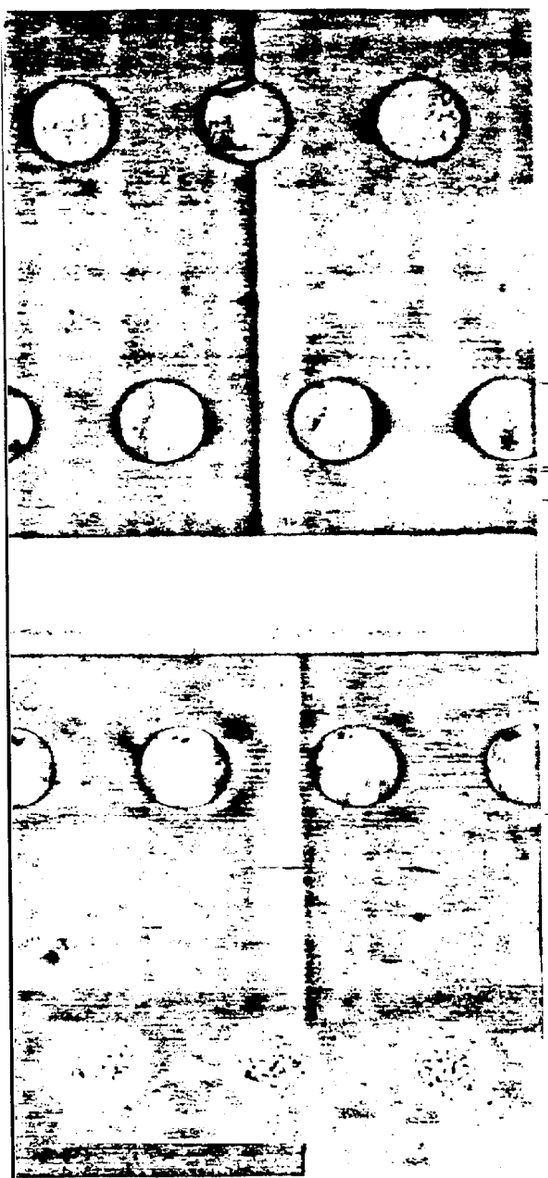
2nd day of July, 1993.

Notary Public

My Commission Expires: 7/27/96

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

1736 07/08 0101 03CHECK 268.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9008 PAGE 909

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 70000.00
				CON TX 259.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 268.00
				CHECK 268.00
07/08/93	01	13:08	0001	1736

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

39094 IDENTIF. ↑ REFERENCE

93 JUL -8 PM 1:08

FELIX Z. WILSON II REGIST
DAVIDSON COUNTY, TN.

No. 672180