BOOK 9033 PAGE 930

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: 33686)
Dav. Co. File: Box 8

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 150000.00

Affiant

Sworn and subscribed before me this 30th day of July, 1993.

Notary Public

My Comm. Expires: Sept 16, 1995

ADDRESS NEW OWNER:	RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL NUMBERS
John B. Avery, III Sarah H. Avery 6109 Elizabethan Drive Nashville, TN 37205	Leader Federal Bank for Savings P.O. Box 2926 Memphis, TN 38101-2926	102-16-0 077.00

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 **Kathryn Parker Clark, a single person,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John B. Avery, III and spouse, Sarah H. Avery,** 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. 130 on the plan of Section Eight, Hillwood Estates, of record in Book 2133, page 123, Register's Office for said County.

SAID Lot No. 130, which is a corner lot, fronts 224.03 feet on the easterly margin of Elizabethan Drive and fronts 232.5 feet on the southerly margin of Huckleberry Road, said frontages being joined by a curve having a length of 39.27 feet, and extends back 252.8 feet on the northerly line and 225.05 feet on the easterly line to a point of intersection.

BEING the same property conveyed to Lytton J. Clark and wife, Kathryn P. Clark, by deed from H.G. Realty Company, of record in Book 2342, page 20, said Register's Office. Lytton J. Clark has since died, leaving his interest in said property to Kathryn P. Clark as the surviving tenant by the entirety.

This conveyance is subject to all matters as shown on the plan of record in Book 2133, page 123, said Register's Office.

This instrument is executed on behalf of Kathryn Parker Clark by William N. Bates 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.

47565
IDENTIF. ↑ REFERENCE

93 AUG -3 AM 9:43
FEE
DAVIDSON COUNTY, TN.

This is improved property, known as: 6109 Elizabethan Drive, Nashville, TN 37205

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, 1993.

Kathryn Parker Clark by William N. Bates, Attorney In Fact

Kathryn Parker Clark, By: William N. Bates, 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 **William N. Bates**, 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 **Kathryn Parker Clark**, 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, 1993.

Notary Public

My Commission Expires: Sept 16, 1995

EXHIBIT "A"
To
WARRANTY DEED

FROM: Kathryn Parker Clark

TO: John B. Avery, III and Sarah H. Avery

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.

William N. Bates, Affiant

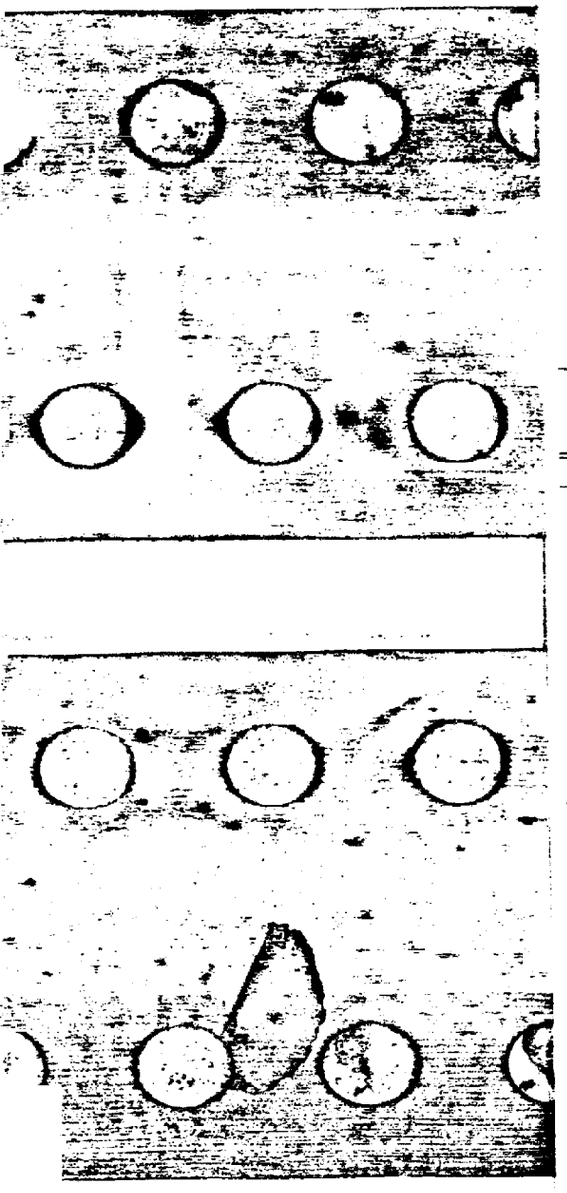
Sworn to and subscribed before me this

30th day of July, 1993.

Notary Public

My Commission Expires: Sept 16, 1995

4920 08/03 0101 03CHECK 564.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9033 PAGE 932

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	150000.00
			CON TX	555.00
			PRFEE	1.00
			WDEED	8.00
			TOTAL	564.00
			CHECK	564.00
08/03/93	01		09:48 0001	4920

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

47565 IDENTIF. ✦ REFERENCE

93 AUG -3 AM 9:1

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 681315