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: 33880)
Dav. Co. File: Box 8

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
EXP. 7/27/96

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 229900.00

Affiant

Sworn and subscribed before me this 23rd day of September, 1993.

Notary Public

My Comm. Expires:

ADDRESS NEW OWNER:	RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL NUMBERS
Anne M. Coughlin Mark F. Langlet 4302 Glen Eden Drive Nashville, TN 37205	Mortgage Service America Co. 1650 Tysons Blvd. McLean, VA 22102	116-15-052

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 **David A. Verona and spouse, Mary R. Verona,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Anne M. Coughlin and spouse, Mark F. Langlet,** 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 Lots Nos. 10 and 11 of Block 7 on the plan of Royal Oaks Resubdivision as of record in Book 974, pages 4 and 5, Register's Office for said County.

SAID Lots Nos. 10 and 11 fronts 258 feet 6 inches on the northeasterly side of Glen Eden Drive and extends back 176 feet 4 inches on the northwesterly line and 209 feet 3 inches on the southeasterly line to a dead line, measuring 146 feet thereon.

BEING the same property conveyed to David A. Verona and wife, Mary R. Verona by deed from Richard M. Toon and wife, Kay N. Toon of record in Book 7719, page 276, Register's Office for Davidson County, Tennessee.

Description Reference: Described from source materials examined by the attorney preparing this conveyance.

This conveyance is subject to a 20 foot easement for sanitary sewer being adjacent and parallel to the northerly boundary of subject property as granted to the City of Belle Meade by instrument of record in Book 5787, page 176, said Register's Office 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 David A. Verona and Mary C. Verona by Everett Lowe 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.

66286
IDENTIF. & REFERENCE

93 SEP 24 AM 9:40
REGISTER
DAVIDSON COUNTY, TN.

8992 09/24 0101 03CHECK 859-63

This is improved property, known as: 4302 Glen Eden 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 23rd day of September, 1993.

David A. Verona, By: Everett Lowe, Atty-In-Fact

Mary R. Verona, By: Everett Lowe, 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 **Everett Lowe**, 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 **David A. Verona and Mary C. Verona**, 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 23rd day of September, 1993.

Notary Public

My Commission Expires:_____

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
EXP. 7/27/96

EXHIBIT "A"
To
WARRANTY DEED

FROM: David A. Verona and Mary R. Verona

TO: Anne M. Coughlin and Mark F. Langlet

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.

Everett Lowe, Affiant

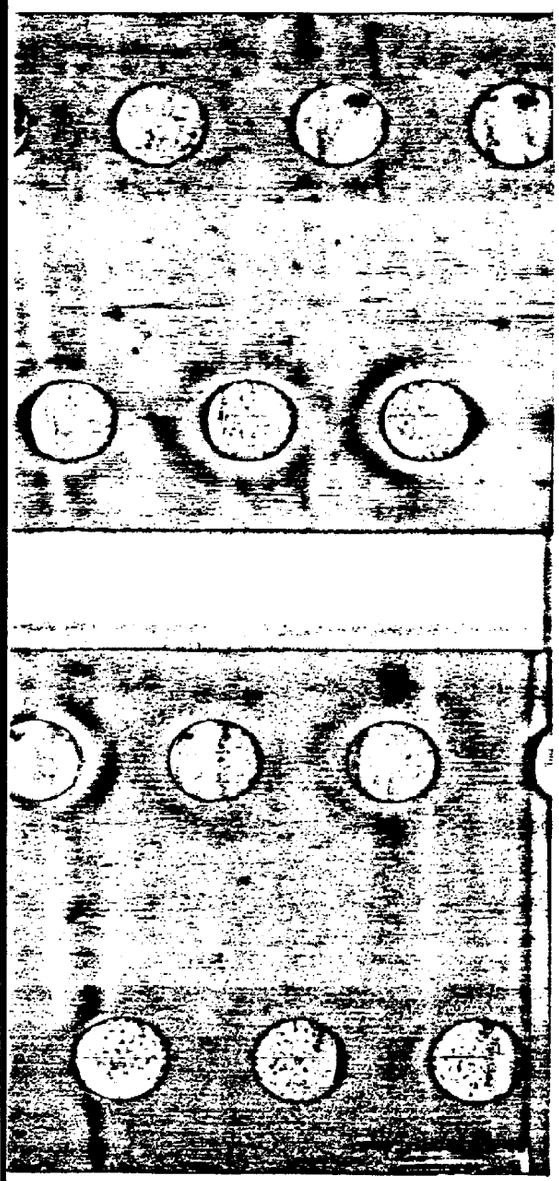
Sworn to and subscribed before me this

23rd day of September, 1993.

Notary Public

My Commission Expires:_____

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
EXP. 7/27/96



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

RECEIVED OF _____

FOR _____

BOOK 9099 PAGE 629

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	
				229900.00
			CON TX	850.63
			PRFEE	1.00
			WDEED	8.00
			TOTAL	859.63
			CHECK	859.63
09/24/93	01		09:41 0001	8992

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

66286
IDENTIF. & REFERENCE

93 SEP 24 AM 9:40

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 701374