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: (kd) (Title No: 34519)
Dav. Co. File: Box 8

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
EXP. 9/16/95

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $210000.00

Affiant

Sworn and subscribed before me this 15th day of December, 1993.

Notary Public

My Comm. Expires:

ADDRESS NEW OWNER:
Kay L. James
17 Redbud Drive
Nashville, Tennessee 37215

RESPONSIBLE FOR PAYMENT OF TAXES:
NationsBanc Mortgage Corporation
P. O. Box 353
Louisville, KY 40201-0358

MAP-PARCEL NUMBERS
131-01B-137

BOOK 9188 PAGE 896

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 **June Burks Geny, and spouse, Charles W. Geny,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kay L. James, 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:**

LAND in Davidson County, Tennessee, being Lot No. 17 on the plan of Redbud, of record in Book 4675, page 137 as amended in Book 4910, page 872, Book 4937, page 346, Book 4953, page 846 and Book 5003, page 925, Register's Office for said County.

BEING the same property conveyed to Charles W. Geny, erroneously referred to as Charles F. Geny, and June Burks Geny by deed from Edward J. Bauman and wife, Vivien Bauman of record in Book 6216, page 53, said Registers Office. By Quitclaim Deed of record in Book 6216, page 53, said Register's Office, the said Charles F. Geny conveyed his interest in subject property to June Burks Geny.

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 4845, Page 935, 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.

Charles W. Geny, spouse of June Burks Geny, joins in this conveyance solely for the purpose of waiving any marital interest he might have in the subject property.

This instrument is executed on behalf of Charles W. Geny by Mimi DeCamp 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.

97428
IDENTIF. & REFERENCE

93 DEC 16 AM 11:22
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

4760 12/16 0101 03CHECK 786.00

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

This is improved property, known as: 17 Redbud Drive, Nashville, Tennessee 37215

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 15th day of December, 1993.

June Burks Geny

June Burks Geny, By: Mimi DeCamp, Atty-In-Fact

Charles W. Geny

Charles W. Geny, By: Mimi DeCamp, 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 **Mimi DeCamp**, 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 **June Burks Geny and Charles W. Geny**, 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 15th day of December, 1993.

CHRISTY WILKINS GREY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: EXP. 9/16/95

EXHIBIT "A"
To
WARRANTY DEED

FROM: June Burks Geny

TO: Kay L. James

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.

Mimi DeCamp

Mimi DeCamp, Affiant

Sworn to and subscribed before me this

15th day of December, 1993.

Notary Public

My Commission Expires:_____

CHRISTY WILKINS GREY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

EXP. 9/16/95

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 9188 PAGE 898

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
210000.00
CON TX 777.00
PRFEE 1.00
WDEED 8.00
TOTAL 786.00
CHECK 786.00

12/16/93 01 11:23 0001 4760

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

97428
IDENTIF. & REFERENCE

93 DEC 16 AM 11:22
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 734753