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: 34079)
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: $ 64500.00

Affiant

Sworn and subscribed before me this 14th day of January, 1994.

Notary Public

My Comm. Expires:

ADDRESS NEW OWNER:	RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL NUMBERS
Phillip Craig McFalls Whitney A. McFalls 5011 Dakota Avenue Nashville, TN 37209	SouthTrust Bank of Tennessee 1801 West End Avenue Nashville, TN 37203	103-03-097

2327 01/24 0101 03CHECK 247.65

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 D. Springfield and spouse, Lester R. Springfield,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Phillip Craig McFalls and spouse, Whitney A. McFalls,** 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 pat of Lot No. 18 on the Realty Savings Bank and Trust Company's revised plan, of Charlotte Park Company's First Addition as of record in Book 421, page 18, Register's Office for said County described as follows:

BEGINNING at the southeast corner of the Dakota Avenue and 51st Avenue, North; thence with the southerly margin of Dakota Avenue easterly 70 feet; thence with a fence and hedge southerly 150 feet to the northerly margin of an alley; thence with said alley westerly 70 feet to the easterly margin of 51st Avenue, north; thence with said Avenue northerly 150 feet to the beginning.

BEING the same property conveyed to June D. Springfield by Installment deed from Cornelia B. Knight of record in Book 5010, page 877, Register's Office for Davidson County, Tennessee.

This conveyance is subject 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 June D. Springfield by Lester R. Springfield 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.

This is improved property, known as: 5011 Dakota Avenue, Nashville, TN 37209

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 14th day of January, 1994.

June D. Springfield

Lester R. Springfield, By: June D. Springfield, Atty-In-Fact

State of Tennessee
County of Davidson

On this 14th day of January, 1994, before me the undersigned authority, personally appeared **June D. Springfield**, 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.

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

My Commission Expires: _____

Notary Public

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 **June D. Springfield**, 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 **Lester R. Springfield**, 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 14th day of January, 1994.

Notary Public

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:_____

EXP. 7/27/96

EXHIBIT "A"
To
WARRANTY DEED

10120 IDENTIF. ↑ REFERENCE

94 JAN 24 AM 11:20 FELIX Z. [illegible] REGISTER DAVIDSON COUNTY, TN.

FROM: June D. Springfield and Lester R. Springfield

TO: Phillip Craig McFalls and Whitney A. McFalls

AFFIDAVIT

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.

June D. Springfield, Affiant

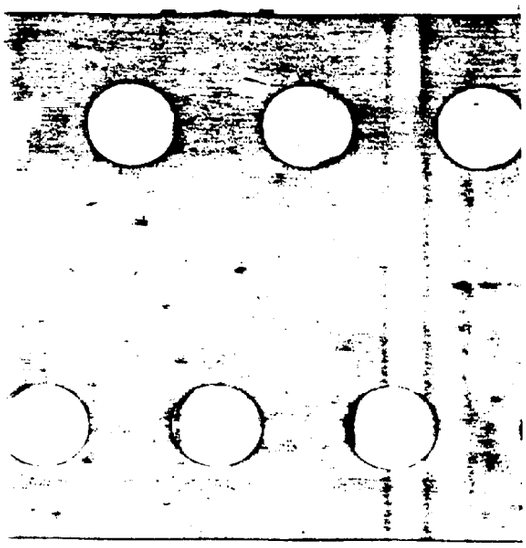
Sworn to and subscribed before me this
14th day of January, 1994.

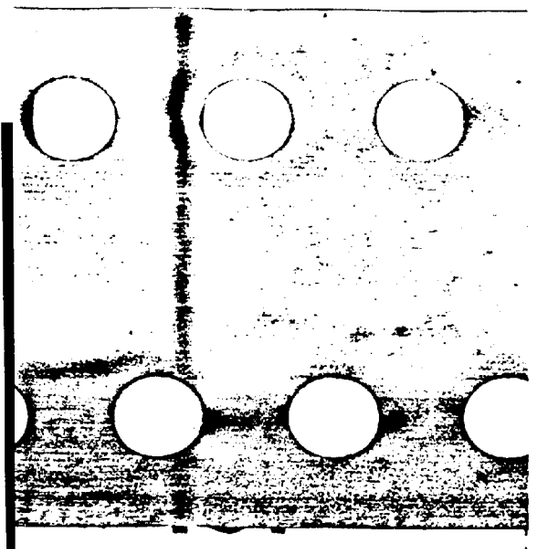
Notary Public

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:_____

EXP. 7/27/96





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

RECEIVED OF _____

FOR _____

BOOK 9227 PAGE 329

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	64500.00
			CON TX	238.65
			PRFEE	1.00
			WDEED	8.00
			TOTAL	247.65
			CHECK	247.65
01/24/94	01	11:21	0001	2327

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10120
IDENTIF. ↑ REFERENCE

94 JAN 24 AM 11:20
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 748283