BOOK 9380 PAGE 852

STATE OF TENNESSEE
COUNTY OF SUMNER }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF June 19 94

Notary Public

MY COMMISSION EXPIRES November 9, 1994
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AMERICAN ESCROW COMPANY, 111 Hazel Path, P.O. Box 1733, Hendersonville, TN 37077
NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	MORTGAGEE: SEND TAX BILLS TO	MAP-PARCEL NUMBERS
KELLY JAMES HATTAN	SOUTHEASTERN MORTGAGE OF TN	108-120-252
(NAME)	(NAME)	
3229 EAST LAKE DRIVE	565 MARRIOTT DRIVE, SUITE 250	3D 92241
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
NASHVILLE , TN 37214	NASHVILLE, TN 37214	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

CAROLYN L. KIHNEMANN, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

KELLY JAMES HATTAN AND WIFE, LORI A. HATTAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 83 ON THE PLAN OF TRAILWOOD, SECTION 5, OF RECORD IN PLAT BOOK 6900, PAGE 477 THROUGH 479, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM H. DEAVER, JR., AND CAROLYN L. KIHNEMANN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP BY DEED OF RECORD IN BOOK 7831, PAGE 973, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND THENCE BY QUITCLAIM DEED FROM WILLIAM H. DEAVER, JR., UNMARRIED TO CAROLYN L. KIHNEMANN, UNMARRIED BY DEED OF RECORD IN BOOK 9380, PAGE 849, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ALL RESTRICTIONS AND EASEMENTS OF RECORD.

REFERENCE IS HEREBY MADE TO THE POWER OF ATTORNEY OF CAROLYN L. KIHNEMANN BEING RECORDED SIMULTANEOUSLY HEREWITH.

THE AFFIDAVIT OF ATTORNEY-IN-FACT IS ATTACHED HERETO AND MADE A PART HEREOF.

This is improved X unimproved property, known as 3229 EAST LAKE DRIVE , NASHVILLE , TN , 37214
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 13th day of June 19 94

CAROLYN L. KIHNEMANN, UNMARRIED: Carolyn L. Kihnemann by: Tina Shelton

BY: TINA SHELTON, HER ATTORNEY IN FACT: her Attorney-in-fact.

STATE OF TENNESSEE
County of
Personally appeared before me,

BOOK 938 PAGE 853

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this day of , 19

Commission expires

Notary Public

STATE OF TENNESSEE
County of SUMNER
Personally appeared before me, TINA SHELTON, IN HER CAPACITY AS ATTORNEY IN FACT FOR CAROLYN L. KIHNEMANN, UNMARRIED,

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the ATTORNEY IN FACT of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 13th day of JUNE 19 94

Commission expires 11/19/94

W.K. GEORGAS, JR. Notary Public

WARRANTY DEED

FROM
CAROLYN L. KIHNEMANN

TO
KELLY JAMES HATTAN, ET UX

PLEASE RETURN TO:
AMERICAN ESCROW COMPANY
P.O. Box 1733
Hendersonville, TN 37077

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AFFIDAVIT OF ATTORNEY IN FACT

PURSUANT TO THE POWER OF ATTORNEY OF:

CAROLYN L. KIHNEMANN

STATE OF TENNESSEE
COUNTY OF SUMNER

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this Affidavit, or a certified true copy of this Affidavit, is attached 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 and authority granted unto the undersigned by said principal.

3. That the undersigned has no knowledge or notice of the termination of the power and authority granted unto the undersigned as Attorney in Fact for the said principal, either by revocation or by the said principal's death.

FURTHER THE AFFIANT SAYETH NOT:

WITNESS my hand on this the 13th day of JUNE, 1994.

TINA SHELTON

SWORN to and subscribed before me, this the 13th day of JUNE, 1994.

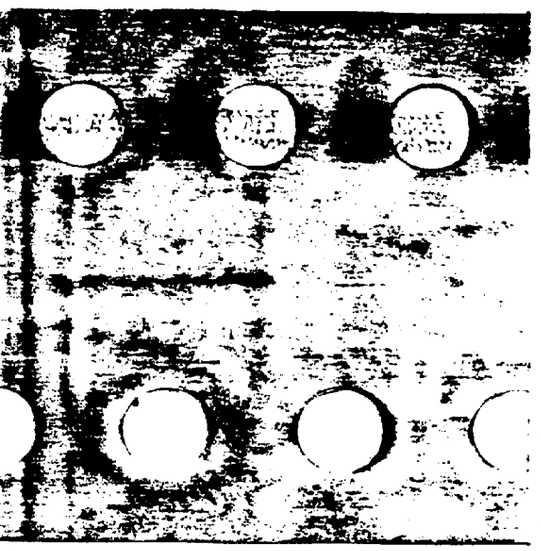
Notary Public W.K. GEORGAS, JR.

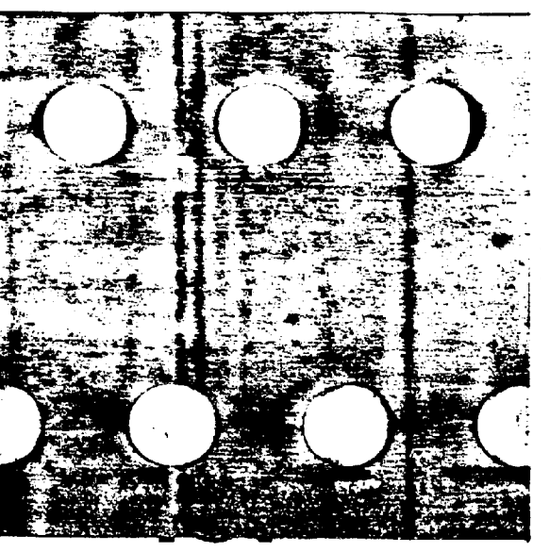
My Commission Expires: 11/19/94

61890
IDENTIF. # REFERENCE

94 JUN 17 AM 9:02
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

7032 06/17 0101 03CHECK 438.50





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

RECEIVED OF _____

FOR _____

BOOK 9380 PAGE 855

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	
				115000.00
			CON TX	425.50
			PRFEE	1.00
			WDEED	12.00
			TOTAL	438.50
			CHECK	438.50
06/17/94	01		09:03 0001	7002

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

61890
IDENTIF. ↑ REFERENCE

94 JUN 17 AM 9:02
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 803738