BOOK 9393 PAGE 787

STATE OF TENNESSEE
COUNTY OF SUMNER }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65,000.00

Affiant 6/29/94

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF June, 19 94

Notary Public

MY COMMISSION EXPIRES November 19, 1994
(AFFIX SEAL)

Mail

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
BILLY HUGH HOWELL, III, UNMARRIED	THIRD NATIONAL BANK IN NASHVILLE	52-12-43
(NAME) 709 COGGIN PASS	(NAME) P.O. BOX 305110	11D 79680
(STREET ADDRESS OR ROUTE NUMBER) MADISON , TN 37115	(STREET ADDRESS) NASHVILLE, TN 37230-5110	
(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,

VIRGINIA RUTH BENNETT, UNMARRIED

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

BILLY HUGH HOWELL, III, UNMARRIED AND REBECCA L. McCRACKEN, UNMARRIED, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, WITH THE REMAINDER TO THE SURVIVOR IN FEE, 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. 21 ON THE PLAN OF MARLIN MEADOWS, SECTION II, OF RECORD IN PLAT BOOK 1835, PAGE 127, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO BERNICE DINGE BENNETT AND WIFE, VIRGINIA RUTH BENNETT, BY DEED OF RECORD IN BOOK 2135, PAGE 551, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BERNICE DINGE BENNETT HAVING SINCE DIED ON OCTOBER 6, 1983, IN DAVIDSON COUNTY, TENNESSEE.

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

REFERENCE IS HEREBY MADE TO THE POWER OF ATTORNEY OF VIRGINIA RUTH BENNETT BEING RECORDED SIMULTANEOUSLY HEREWITH.

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

2062 06/30 0101 03CHECK 253-50

This is improved X unimproved property, known as 709 COGGIN PASS , MADISON , TN , 37115
(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 29th day of June, 19 94

VIRGINIA RUTH BENNETT, UNMARRIED: Virginia Ruth Bennett By Mike Bennett, Her Atty-in-Fact

BY: MIKE BENNETT, HER ATTY-IN-FACT

STATE OF TENNESSEE
County of

BOOK 939 PAGE 788

Personally appeared before me,

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, MIKE BENNETT, IN HIS CAPACITY AS ATTORNEY IN FACT FOR HIS MOTHER VIRGINIA RUTH BENNETT,
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 29th day of JUNE 19 94

Commission expires 11/19/94

W.K. GEORGAS, JR.
Notary Public

WARRANTY DEED

FROM

VIRGINIA RUTH BENNETT, UNMARRIED

TO

BILLY HUGH HOWELL, III, UNMARRIED

& REBECCA L. McCRACKEN, UNMARRIED

PLEASE RETURN TO:

AMERICAN ESCROW COMPANY
P.O. Box 1733
Hendersonville, TN 37077

AFFIDAVIT
OF
ATTORNEY IN FACT

PURSUANT TO THE POWER OF ATTORNEY BOOK 9393 PAGE 789

VIRGINIA RUTH BENNETT

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 by exhibit thereto 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 the 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, disability or incapacity.

FURTHER THE AFFIANT SAITH NOT:

WITNESS my hand on this the 29th day of June, 1994 at HENDERSONVILLE, Tennessee.

Mike Bennett
MIKE BENNETT

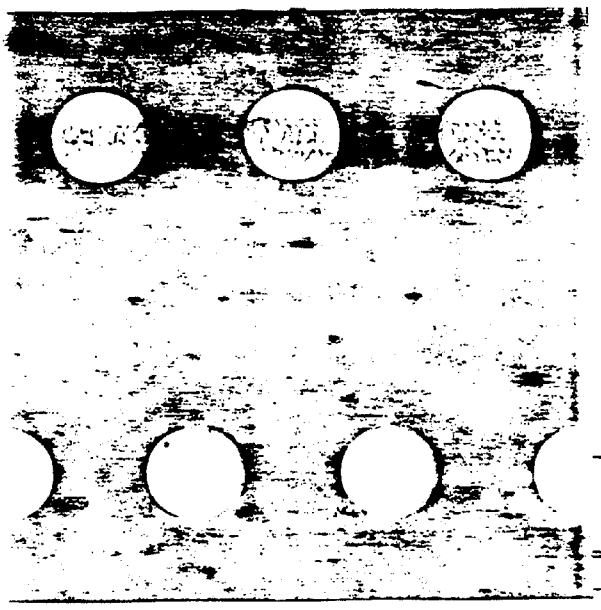
Subscribed and sworn to before me, this 29th day of June, 1994.

W. K. GEORGAS, JR. NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-19-94

66530
IDENTIFICATION REFERENCE

94 JUN 30 PM 1:49
FELIX E. [illegible] REGISTER
DAVIDSON COUNTY, TN.



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

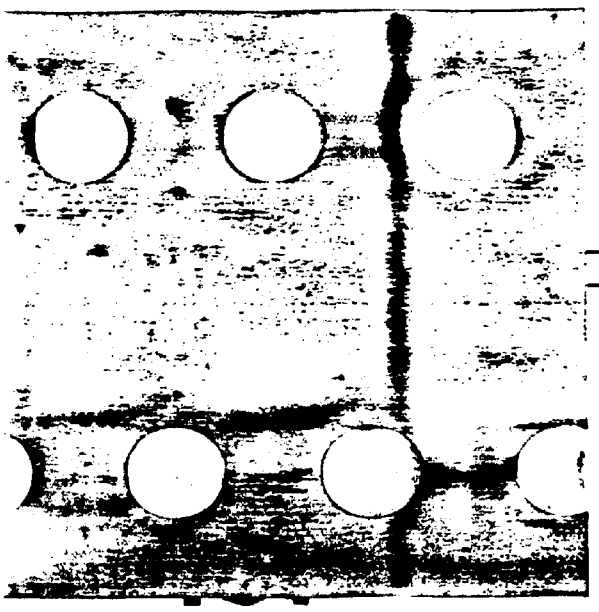
RECEIVED OF _____

FOR _____

BOOK 9393 PAGE 790

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 65000.00
CON TX 240.50
PRFEE 1.00
WDEED 12.00
TOTAL 253.50
CHECK 253.50

06/30/94 01 13:50 0001 2062

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

66530
IDENTIF. & REFERENCE

94 JUN 30 PM 1:49
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 808726