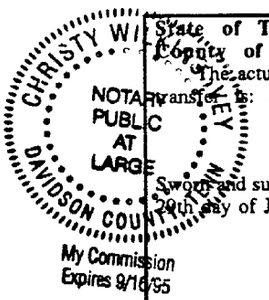
PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (kd) (Title No: 35539)
Dav. Co. File: Box 8



State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 68000.00

Jo Ann C Rist
Affiant

Sworn and subscribed before me this 29th day of July, 1994.

Notary Public

My Comm. Expires:

ADDRESS NEW OWNER:

Hardy E. Rist
Jo Ann C. Rist
4802 Dakota Avenue
Nashville, Tennessee 37209

RESPONSIBLE FOR PAYMENT OF TAXES:
SAME

MAP-PARCEL NUMBERS
91-15-310

BOOK 9426 PAGE 787

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 **Gladys Minton, a single person,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Hardy E. Rist and spouse, Jo Ann C. Rist,** 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. 703 Block 32 on the plan of Charlotte Park Company's First Addition to Nashville, of record in Book 57, page 103, Register's Office for said County.

SAID Lot No. 703 fronts 50 feet on the northerly margin of Dakota Avenue, formerly 4th Avenue and extends back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Clarence W. Minton and wife, Gladys Minton by deed from E. Dorris Charlton and wife, Frances N. Charlton of record in Book 2026, page 198, said Register's Office. The said Clarence W. Minton has since died.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

This instrument is executed on behalf of Gladys Minton by Shirley M. Gividen 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.

94 AUG -3 AM 9:47
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

77682
IDENTIFICATION REFERENCE

This is improved property, known as: 4802 Dakota Avenue, Nashville, Tennessee 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 29th day of July, 1994.

Gladys Minton

Gladys Minton, By: Shirley M. Gividen, 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 **Shirley M. Gividen**, 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 **Gladys Minton**, 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 29th day of July, 1994.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN My Commission Expires 9/16/95

Notary Public

My Commission Expires: My Commission Expires 9/16/95

EXHIBIT "A"
To
WARRANTY DEED

FROM: Gladys Minton

TO: Hardy E. Rist and Jo Ann Rist

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.

Shirley M. Gividen

Shirley M. Gividen, Affiant

Sworn to and subscribed before me this

29th day of July, 1994.

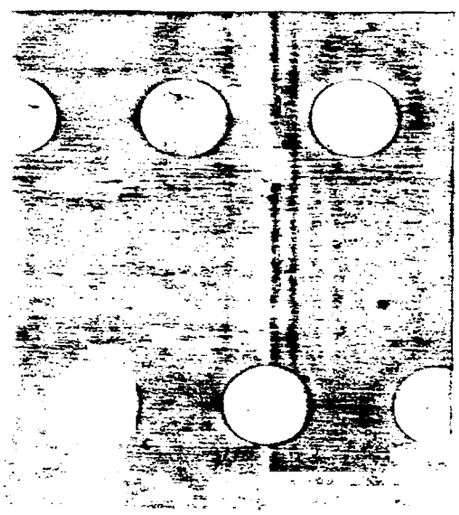
Notary Public

My Commission Expires:

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN My Commission Expires 9/16/95

4036 08/03 0101 03CHECK 260.60





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

RECEIVED OF _____

FOR _____

BOOK 9426 PAGE 789

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 68000.00
CON TX 251.60
PRFEE 1.00
WDEED 8.00
TOTAL 260.60
CHECK 260.60

08/03/94 01 09:47 0001 4036

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

77682
IDENTIF. & REFERENCE

94 AUG -3 AM 9:47

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

No. 820555