BOOK 9440 PAGE 827

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 66,500.00

Cynthia R Covan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF August 19 94

Notary Public W. K. GEORGAS, JR.

MY COMMISSION EXPIRES November 19, 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
CYNTHIA R. COVAN, UNMARRIED	SOURCE ONE MORTGAGE SERVICES	4D 44745
(NAME) 1310 OVERTON STREET	(NAME) 27555 FARMINGTON ROAD	53-3-217
(STREET ADDRESS OR ROUTE NUMBER) OLD HICKORY , TN 37138	(STREET ADDRESS) FARMINGTON HILLS, MI 48334-3357	
(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,

JEWELL A. KIDWELL, UNMARRIED

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

CYNTHIA R. COVAN, UNMARRIED

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. 160, SECTION "B", VILLAGE OF OLD HICKORY, AS SHOWN ON PLAN RECORDED JULY 16, 1948, BOOK 1424, PAGE 67 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; LOCATED ON THE NORTHWEST CORNER OF THE INTERSECTION OF OVERTON AND FOURTEENTH STREETS, CONTAINING 0.12 ACRES, MORE OR LESS;

SUBJECT TO AND/OR RESERVING ONE (1) PERMANENT EASEMENT 5 FEET WIDE FOR UTILITIES AND ONE (1) SPECIAL EASEMENT 5 FEET WIDE FOR ELECTRIC AND/OR TELEPHONE CABLE, TOGETHER WITH ALL RIGHTS IN CONNECTION WITH SAID EASEMENTS, INCLUDING THE INGRESS AND EGRESS OVER THE PROPERTY HEREIN CONVEYED FOR SERVICING EASEMENTS. IF SPECIAL EASEMENT IS ABANDONED FOR THE PURPOSE FOR WHICH THE SAME HAS BEEN DEDICATED, ALL RIGHTS THEREUNDER WILL TERMINATE AND SUCH SPECIAL EASEMENT MAY NOT BE REUSED FOR A DIFFERENT OR DISSIMILAR PURPOSE, ALL AS SHOWN ON SAID RECORDED PLAN, WHICH IS MADE A PART OF THIS DESCRIPTION BY REFERENCE THERTO.

BEING THE SAME PROPERTY CONVEYED TO GUTHRIE C. KIDWELL AND WIFE, JEWELL A. KIDWELL BY DEED OF RECORD IN BOOK 2028, PAGE 125, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID GUTHRIE C. KIDWELL HAVING SINCE DIED ON DECEMBER 21, 1969 IN DAVIDSON COUNTY, TENNESSEE. THE SAID GUTHRIE C. KIDWELL BEING ONE AND THE SAME PERSON AS GUTHRIE CHARLES KIDWELL.

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

REFERENCE IS HEREBY MADE TO THE POWER OF ATTORNEY OF JEWELL A. KIDWELL, UNMARRIED BEING RECORDED ~~SIMULTANEOUSLY HEREWITH.~~ IN BOOK 9417, PAGE 673, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE AFFIDAVIT OF ATTORNEY IN FACT IS HEREBY ADDED TO AND MADE A PART HEREOF.

This is unimproved / X improved property, known as 1310 OVERTON STREET , OLD HICKORY , TN , 37138
(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 17th day of August , 19 94

JEWELL A KIDWELL, UNMARRIED:
BY: CECIL ATWOOD, HER ATTORNEY IN FACT

Jewell A. Kidwell By Cecil Atwood Her Attorney In Fact

STATE OF TENNESSEE
County of
Personally appeared before me,

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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 DAVIDSON
Personally appeared before me, CECIL ATWOOD in his capacity as Attorney in Fact for and on behalf of Jewell A. Kidwell, 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 17th day of August 19 94

Commission expires
11/19/94

W. K. GEORGAS, JR.
Notary Public

WARRANTY DEED

FROM
JEWELL A. KIDWELL, UNMARRIED

TO
CYNTHIA R. COVAN, UNMARRIED

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
JEWELL A. KIDWELL, UNMARRIED

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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 17th day of August, 1994 at MADISON, Tennessee.

Cecil Atwood
CECIL ATWOOD

Subscribed and sworn to before me, this 17th day of August, 1994.

W. K. GEORGAS, JR., NOTARY PUBLIC

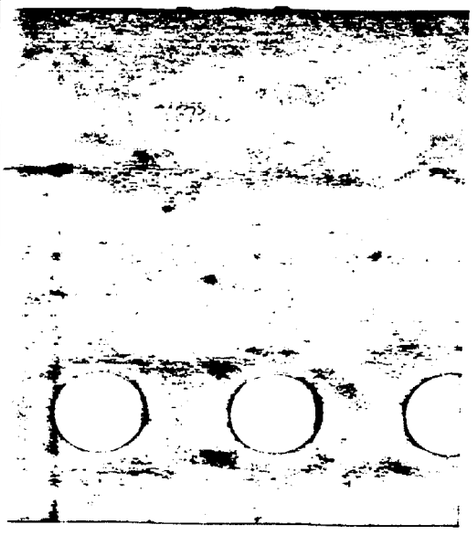
MY COMMISSION EXPIRES: 11-19-94

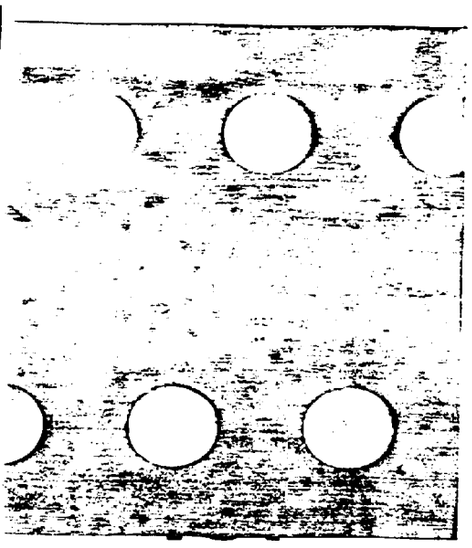
NOTARY PUBLIC AT LARGE

82644
IDENTIFICATION REFERENCE

94 AUG 19 AM 8:12
REGISTER
DAVIDSON COUNTY, TN.

9507 08/19 0101 03CHECK 259.05





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

RECEIVED OF _____

FOR _____

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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 66500.00
				CON TX 246.05
				PRFEE 1.00
				WDEED 12.00
				TOTAL 259.05
				CHECK 259.05
08/19/94	01			08:12 0001 9507

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

82644
IDENTIF. & REFERENCE

94 AUG 19 AM 8:12

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

No. 825940