BOOK 9505PG593

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: 35814)
Dav. Co. File: Box 8

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN My Commission Expires 9/19/95

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 129000.00

Affiant

Sworn and subscribed before me this 28th day of October, 1994.

Notary Public

My Comm. Expires:

ADDRESS NEW OWNER:	RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL NUMBERS
James M. Shea 2603 Oakland Avenue Nashville, TN 37212	NationsBanc Mortgage Corporation P. O. Box 353 Louisville, KY 40201-0353	117-04-81

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 **William D. Hawley, Jr. and spouse, Paula Hawley and Lee A. Hawley,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James M. Shea,** 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 the North 20 feet of Lot 200 and the south 40 feet of Lot No. 199 on the Map of Belmont Land Co's Plan of Lots, as of record in Book 421, page 34, Register's Office for said County. Said parts of said lots front 60 feet on the west side of Oakland Avenue or Street and run back between parallel lines 175 feet to an alley together with an easement for joint driveway purposes of record in Book 8067, page 583, said Register's Office.

BEING the same premises conveyed to William D. Hawley, Jr. and Lee A. Hawley as tenants in common by deed from William M. Chandler and Molly C. Stewart, sole heirs at law of Dell Chandler a/k/a Dell Wyninger Chandler of record in Book 8067, page 586, Register's Office for Davidson County, Tennessee.

This conveyance is subject to an easement for joint driveway agreement purposes of record in Book 8067, page 583 and any and all matters shown on the herein referenced Plan of record in said Register's Office.

Paula Hawley joins in this transaction for the sole purpose of waiving any marital interest she may have in the subject property.

This instrument is executed on behalf of Lee A. Hawley by William D. Hawley, Jr. 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: 2603 Oakland Avenue, Nashville, TN 37212

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 28th day of October, 1994.

William D. Hawley, Jr.

Lee A. Hawley, By: William D. Hawley, Jr., Atty-In-Fact

Paula Hawley

State of Tennessee
County of Davidson

On this 28th day of October, 1994, before me the undersigned authority, personally appeared **William D. Hawley, Jr. and Paula Hawley,** 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.

My Commission Expires:

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN My Commission Expires 9/19/95

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 **William D. Hawley, Jr.**, 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 **Lee A. Hawley**, 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 28th day of October, 1994.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Notary Public

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

EXHIBIT "A"
To
WARRANTY DEED

FROM: William D. Hawley, Jr., Paula Hawley and Lee A. Hawley

2751 10/31 0101 03CHECK 486.30

TO: James M. Shea

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.

William D. Hawley, Jr., Affiant

Sworn to and subscribed before me this

28th day of October, 1994.

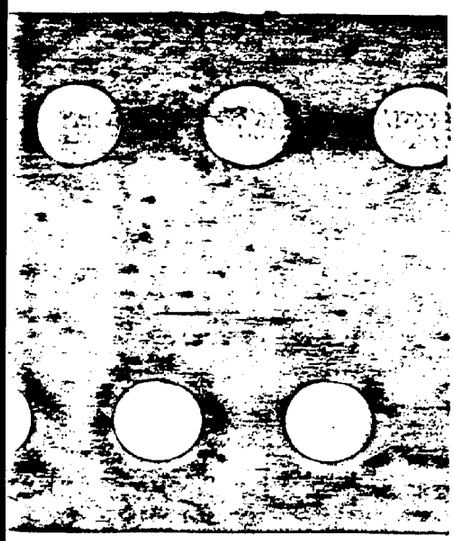
Notary Public

My Commission Expires:_____

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

94 OCT 31 AM 10:36
FILED & RECORDED
DAVIDSON COUNTY, TN.

04210
IDENTIF. & REFERENCE



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

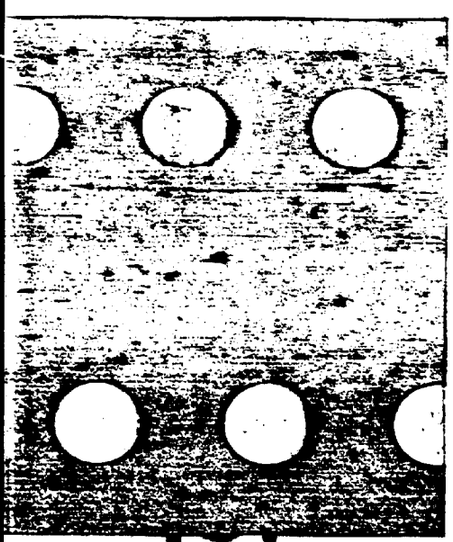
RECEIVED OF _____

FOR _____

BOOK 9505 PG 595

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 129000.00
CON TX 477.30
~~PRFEE~~ 1.00
WDEED 8.00
TOTAL 486.30
CHECK 486.30

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/31/94 01 10:36 0001 2751

04210
IDENTIF. # REFERENCE

94 OCT 31 AM 10:37
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 849058