18293

IDENTIF. & REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (kd) Title No: 35976
Dav. Co. File: Box 8

94 DEC 19 AM 10:55

REGISTER
DAVIDSON COUNTY, TN.

BOOK 9549 PG 348

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jeffrey J. Delaney Mary Kay Delaney 616 Indian Ridge Drive Nasvhille, Tennessee 37221	Associates National Mortgage Corporation P. O. Box 226586 Dallas, Texas 75222-6586

TAX MAP-PARCEL NUMBERS: 155-10A-49

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 **Michael E. Deas and spouse, Cheryl G. Deas,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jeffrey J. Delaney and spouse, Mary Kay Delaney,** 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. 52 on the plan of McCrory Trace Estates, of record in Book 6900, page 720-723, Register's Office for said County.

SAID Lot No. 52 fronts 74.10 feet on the broken southwesterly margin of Indian Ridge Drive and extends back 125.27 feet on the northwesterly line and 151.85 feet on the southeasterly line to a dead line in the rear, measuring 71.97 feet thereon.

BEING the same property conveyed to Michael E. Deas and wife, Cheryl G. Deas by deed from Construction Associates, Inc. of record in Book 8015, page 660, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 7241, Page 597, Book 7576, page 846 and Book 7576, page 846, said Register's Office, and to the matters set forth in the referenced Plan of record.

This instrument is executed on behalf of Michael E. Deas and Cheryl G. Deas, by Sherry L. Welch 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: 616 Indian Ridge Drive, Nasvhille, Tennessee 37221

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 16th day of December, 1994.

Michael E. Deas

Michael E. Deas, By: Sherry L. Welch, Atty-In-Fact

Cheryl G. Deas

Cheryl G. Deas, By: Sherry L. Welch, Atty-In-Fact

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 156000.00

Affiant

Sworn and subscribed before me on the 16th day of December, 1994.

Notary Public

My Commission Expires:

CHRISTY WILKINS IVEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN
My Commission Expires 9/16/96

4274 12/19 0101 03CHECK 590.20

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 **Sherry L. Welch**, 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 **Michael E. Deas and Cheryl G. Deas**, 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 16th day of December, 1994.

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

Notary Public

My Commission Expires:_____

EXHIBIT "A"
To
WARRANTY DEED

FROM: Michael E. Deas and Cheryl G. Deas

TO: Jeffrey J. Delaney and Mary Kay Delaney

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.

Sherry L. Welch, Affiant

Sworn to and subscribed before me this

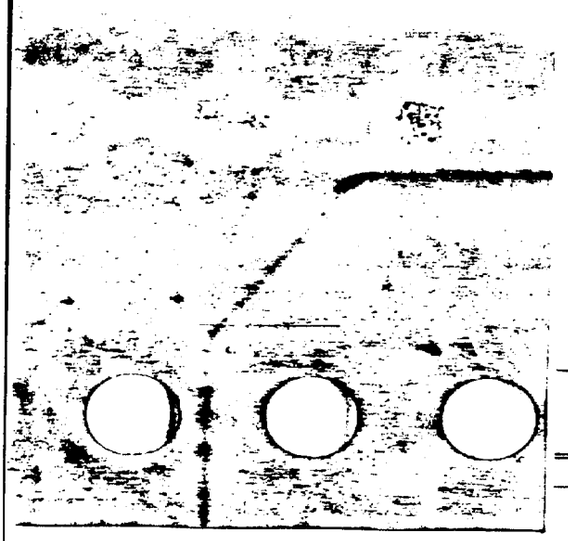
16th day of December, 1994.

Notary Public

My Commission Expires:_____

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

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



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

RECEIVED OF _____

FOR _____

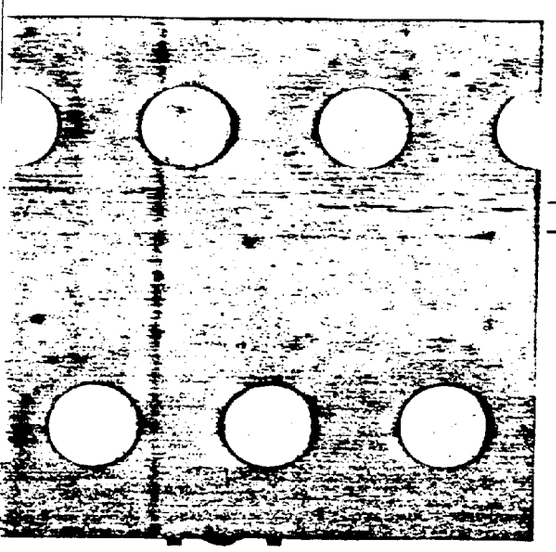
BOOK 9549 PG 351

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 156000.00
CON TX 577.20
PRFEE 1.00
WDEED 12.00
TOTAL 590.20
CHECK 590.20

12/19/94 01 10:55 0001 4274



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

18293
IDENTIF. & REFERENCE

94 DEC 19 AM 10: 55
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 864220