BOOK 9574 PG 124

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

FILE BOX 45

W & I Ref: (cmw) Title No: 36044
Dav. Co. File: ~~Box 8~~

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Crystal Lynn Shadwick 133 Thistle Lane Hermitage, TN 37076	Countrywide Funding Corporation 155 N. Lake Avenue Pasadena, CA 91109-7137

TAX MAP-PARCEL NUMBERS: 086-14-A-133 04D 08717

3[illegible] 12/13 0101 08:[illegible] 231.30

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 **David D. Kinsler and spouse, Tiffany Kinsler,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Crystal Lynn Shadwick**, 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 Unit No. 133 on the plan of Stage Two, Hermitage Meadows, of record in Book 5200, page 682, Register's Office for said County to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to David D. Kinsler and wife, Tiffany Kinsler by deed from Kimberly Gleaves Bruce and husband, John D. Bruce of record in Book 8979, page 659, 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 6034, Page 365, Book 6034, page 383 and Book 7660, page 612, said Register's Office, and to the matters set forth in the referenced Plan of record.

This instrument is executed on behalf of David D. Kinsler and Tiffany Kinsler by Don Barnes 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: 133 Thistle Lane, Hermitage, TN 37076

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.

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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 10th day of January, 1995.

David D. Kinsler By Don Barnes
David D. Kinsler, By: Don Barnes, Atty-In-Fact atty-in-fact

Tiffany Kinsler By Don Barnes
Tiffany Kinsler, By: Don Barnes, Atty-In-Fact atty-in-Fact

State of Tennessee
County of Davidson

On this 10th day of January, 1995, before me the undersigned authority, personally appeared , 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: _____ Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 59000.00

Linda C Lynn Braddock
Affiant

Sworn and subscribed before me on the 10th day of January, 1995.

Patricia Nicholls
Notary Public

My Commission Expires: 5/24/97

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE

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State of Tennessee
County of Davidson

FILE BOX

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Don Barnes**, 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 **David D. Kinsler and Tiffany Kinsler**, 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 10th day of January, 1995.

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

Notary Public

My Commission Expires:_____

26454

IDENTIFICATION REFERENCE

EXHIBIT "A"
To
WARRANTY DEED

FROM: David D. Kinsler and Tiffany Kinsler

TO: Crystal Lynn Shadwick

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.

Don Barnes, Affiant

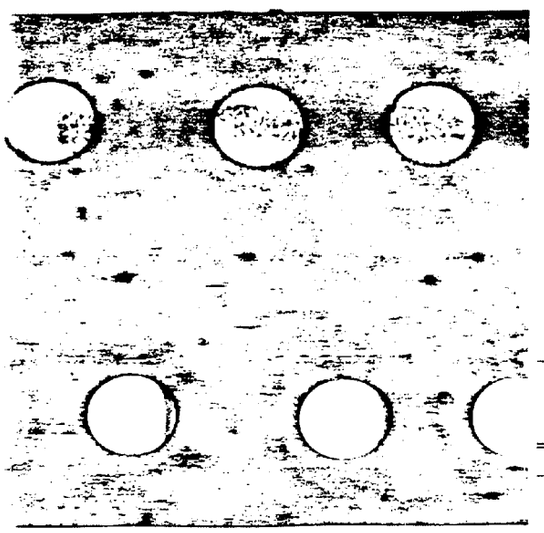
Sworn to and subscribed before me this

10th day of January, 1995.

Notary Public

My Commission Expires:_____

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 _____

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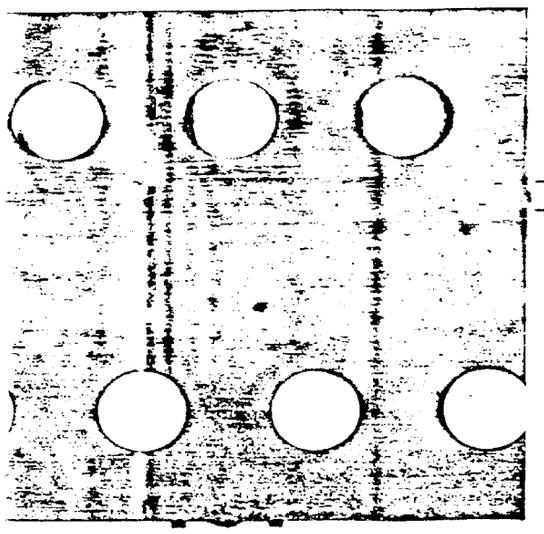
CO CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	59000.00
CON TX	213.30
PRFEE	1.00
WDEED	12.00
TOTAL	231.30
CHECK	231.30

01/19/95 01 10:31 0001 3244

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



26454

IDENTIFICATION REFERENCE

95 JAN 19 AM 10:31

REGISTER

DAVIDSON COUNTY, TN.

No. 873068