BOOK 9577 PG 224

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: (cmw) Title No: 36041
Dav. Co. File: Box 8

95 JAN 24 AM 9:2
FILED & RECORDED
DAVIDSON COUNTY, TN
REGISTER

27566
IDENTIF. + REFERENCE

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
John W. Halbert Susan K. Halbert 220 Thistle Lane Hermitage, TN 37076	Norwest Mortgage, Inc. P.O. Box 5076 Southfield, MI 48086-5076

TAX MAP-PARCEL NUMBERS: 086-14-A-220 04D 91693

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 **Genice A. Hooper, a single person,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John W. Halbert and spouse, Susan K. Halbert,** 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. 220 on the plan of Stage Three, Hermitage Meadows, of record in Book 6250, page 300, said Regsiter's Office, to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Genice A. Hooper and Lura Jones, by deed from Lori D. Milliken Smartt, of record in Book 8421, page 280, said Register's Office. By Quitclaim Deed of record in Book 8725, page 936, said Register's Office, Lura Jones conveyed here interest in subject property to Genice A. Hooper.

SUBJECT to Covenants, Conditions and Restrictions of record in Book 6034, page 365; Book 6034, page 383; Book 7660, page 612, said Register's Office; and to all matters as shown on the herein referenced Plan of record.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a first mortgage deed of trust to Sears Mortgage Corporation, of record in Book 6881, page 522, and assigned to Independence One Mortgage corporation by assignment of record in Book 7603, page 218, said Register's Office, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred unto the said Grantee.

This instrument is executed on behalf of Genice A. Hooper 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: 220 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.

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 20th day of January, 1995.

Genice A. Hooper

Genice A. Hooper, By: Don Barnes, Atty-In-Fact

4564 01/24 0101 03CHECK 224.64

State of Tennessee
County of Davidson

On this 20th 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: $ 57221.36

John H. Hallum
Affiant

Sworn and subscribed before me on the 20th day of January, 1995.

Notary Public

My Commission Expires: _____

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

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 **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 **Genice A. Hooper**, 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 20th day of January, 1995.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN My Commission Expires 9/16/98

Notary Public

My Commission Expires: _____

EXHIBIT "A"
To
WARRANTY DEED

FROM: Genice A. Hooper

TO: John W. Halbert and

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

Don Barnes, Affiant

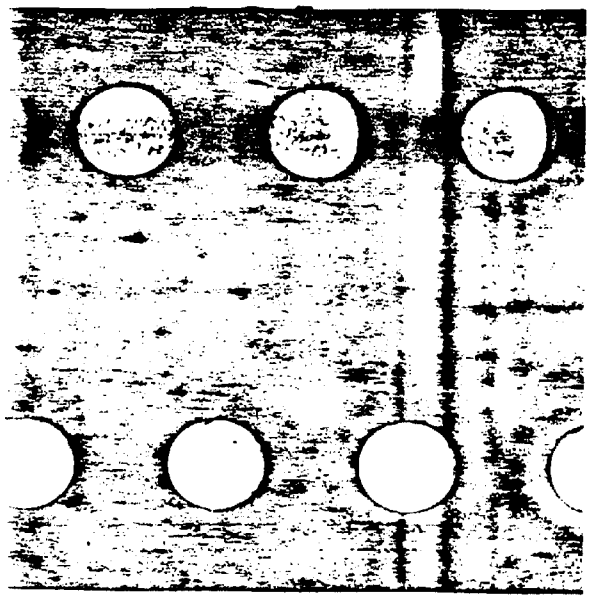
Sworn to and subscribed before me this

20th day of January, 1995.

Notary Public

My Commission Expires: _____

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN My Commission Expires 9/16/98



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

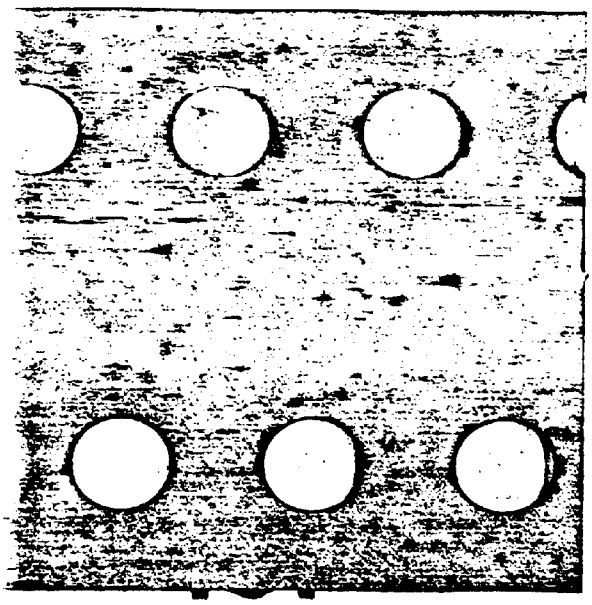
RECEIVED OF _____

FOR _____

BOOK 9577 PG 227

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	57221.36
CON TX	211.64
PRFEE	1.00
WDEED	12.00
TOTAL	224.64
CHECK	224.64

01/24/95 01 09:21 0001 4564

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

27566
IDENTIF. ↑ REFERENCE

95 JAN 24 AM 9:21

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 874371