BOOK 9632 PG 118

OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611
SV 2383851

STATE OF TENNESSEE)
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 83,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 29th DAY OF March 1995

NOTARY PUBLIC

My Commission expires: 1-27-98

(615) 385-2804 THIS INSTRUMENT PREPARED BY TN Supct#003143
Marbut Glenn Gaston, Jr.,Lawyer,2211 Crestmoor Rd.,Nashville, TN 37215
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Derek M. Badgley and wife (NAME)	Boatmen's National Mortgage, Inc. (NAME)	
3205 New Towne Rd. (ADDRESS)	4041 Knight Arnold Road (ADDRESS)	150-7-42
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Memphis, TN 38118 (CITY) (STATE) (ZIP)	2DX-04673

Warranty Deed

For and in Consideration of the sum of $ 83,000.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

Charles R. Kishpaugh and wife, Janice P. Kishpaugh

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

Derek M. Badgley and wife, Susan A. Badgley

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, and being **Lot No. 40** on the plan of **Towne Village of the Country, Sec. I**, as of record at **Book 5200, pages 55 and 56**, Register's Office for said County, to which plan reference is hereby made and the same incorporated herein for a complete description of said lot.

Being all the same property conveyed to the grantor herein by deed as of record at Book 9124 , page 840, said Register's Office.

This conveyance is subject to current year's property taxes, which have been prorated this date and the grantee assumes in full (notwithstanding any change from the amount used in said proration) and to restrictive covenants, plat limitations, easements, and/or other matters as hereinafter stated, to wit: Book 5289, page 687 and Book 5200, pages 55 and 56, said Register's Office.

Ruth Randolph is acting as the lawfully duly appointed Attorney In Fact for said Grantors as evidenced by Limited Power of Attorney dated Nov. 29, 1994, as of record in the pages which immediately precede this deed.

~~unimproved~~ ( )
This is improved (X) property, known as 3205 New Towne Rd., Antioch, TN 37013
(House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 29th day of March, 19 95.

Charles R. Kishpaugh
Charles R. Kishpaugh
By: Ruth Randolph
Ruth Randolph, Attorney In Fact

Janice P. Kishpaugh
Janice P. Kishpaugh
By: Ruth Randolph
Ruth Randolph, Attorney In Fact

BOOK 9632 PG 119

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned authority, a notary public in and for said County and State, did personally appear Ruth Randolph, to me known or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of the said Charles R. Kishpaugh and wife,** and who acknowledged that s he executed the same as the free act and deed of Charles R. Kishpaugh and wi: ** WITNESS my hand and official seal at Nashville, TN on March 29, 1995.

My commission expires: 1-27-96

Notary Public

** Janice P. Kishpaugh

3804 03/30 0101 03CHECK 316.10

95 MAR 30 PM 2:43

PICK-UP

IDENTIF. & REFERENCE

46950

AFFIDAVIT OF ATTORNEY IN FACT

STATE OF Tennessee:
COUNTY OF Davidson:

This day appeared before me, the undersigned, a Notary Public in and for the Jurisdiction aforesaid, Ruth Randolph, Attorney In Fact, who made oath as follows:

1. That by appointment dated Nov. 29, 1994, which is of recorded in the Register's Office for Davidson County, Tennessee, at Book _____, page _____, (or being recorded simultaneously with the instrument to which this affidavit is applicable)
I, Ruth Randolph was appointed as Attorney In Fact for, Charles R. Kishpaugh and wife, **, the Principal, for the purposes set out therein.
**Janice P. Kishpaugh are both

2. That the said Principals ~~is~~ alive, to my best knowledge and belief at the this time, and that no instrument of revocation of my Power of Attorney has been delivered to me or filed for record in the Register's Office for said County, and at the time of the execution of the instrument to which this affidavit is applicable, in the principal's behalf , as well as all other documents so executed on the Principal's behalf this date, that I have not, or had not, at the time of doing any act pursuant to the powers of attorney, received actual knowledge or actual notice of the revocation or termination of the powers of attorney, by death, disability or otherwise, or notice of any facts indicating the same.

Given under my hand this 29th th day of March, 19 95.

Ruth Randolph, Affiant

I, the undersigned, a Notary Public in and for the Jurisdiction aforesaid, in the State and County above stated, do certify that Ruth Randolph whose name is signed to the foregoing writing has acknowledged and sworn to the same before me in my jurisdiciton aforesaid. Sworn to and subscribed before me and given under my hand this 29th th day of March, 19 95, at Nashville, Tennessee.

My commission expires: 1-27-96

Notary Public

This instrument prepared by:
Marbut Glenn Gaston, Jr., Attorney at Law, 2211 Crestmoor Rd.
Nashville, TN 37215, (615) 385-2804, SupCt.#003143.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9632 PG 120

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 93000.00
CON TX 307.10
PRFEE 1.00
WDEED 8.00
TOTAL 316.10
CHECK 316.10

03/30/95 01 14:45 0001 5804

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

46950
IDENTIF. # REFERENCE

95 MAR 30 PM 2:
REGISTER
DAVIDSON COUNTY, TN

No. 895345