0066141

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

95 JUN -2 AM 10: 32

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

W & I Ref: (kd) Title No: 36351
Dav. Co. File: Box 8

BOOK 9688 PG 687

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Daniel A. Easterly 2605B Blakemore Avenue Nashville, Tennessee 37212	Great Western Mortgage 861 Holcomb Bridge Rd, Ste 200 Roswell, GA 30076

TAX MAP-PARCEL NUMBERS: 104-07-552

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 **Leslie A. Nicholson,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Daniel A. Easterly, a single person,** 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 2B on the Zone Lot Division of Gadsden Place, of record in Book 5200, page 798, Register's Office for Davidson County, Tennessee, and as amended in Book 7093, page 38, said Register's Office, being an amendment to Lots 1 and 2, of the Priscilla Tanner Subdivision, of record in Book 5190, page 792, said Register's Office, to which reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Leslie A. Nicholson by deed from John S. Bowen and wife, Kimberly M. Bowen of record in Book 8428, page 122, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

The property herein conveyed is subject to restrictive covenants of record in Book 6293 Page 591 said Register's Office, and to the matters set forth in the referenced Plan of record.

This instrument is executed on behalf of Leslie A. Nicholson by John L. Nicholson as his Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference.

This is improved property, known as: 2605B Blakemore Avenue, Nashville, Tennessee 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 26th day of May, 1995.

Leslie A. Nicholson jr.

Leslie A. Nicholson, By: John L. Nicholson, Atty-In-Fact

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: $ 119500.00

David A. Eastep

Affiant

Sworn and subscribed before me on the 26th day of May, 1995.

Notary Public

My Commission Expires: PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/96

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 **John L. Nicholson**, 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 **Leslie A. Nicholson**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, on May 26, 1995.

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/96

Notary Public

My Commission Expires:_____

EXHIBIT "A"
To
WARRANTY DEED

FROM: Leslie A. Nicholson

TO: Daniel A. Easterly

6911 06/02 0101 03CHECK 455.15

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.

John L. Nicholson, Affiant

Sworn to and subscribed before me

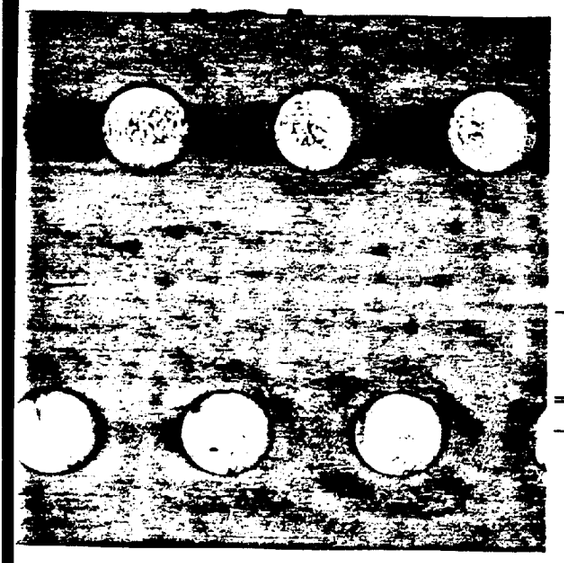
on May 26, 1995.

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/96

Notary Public

My Commission Expires:_____

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



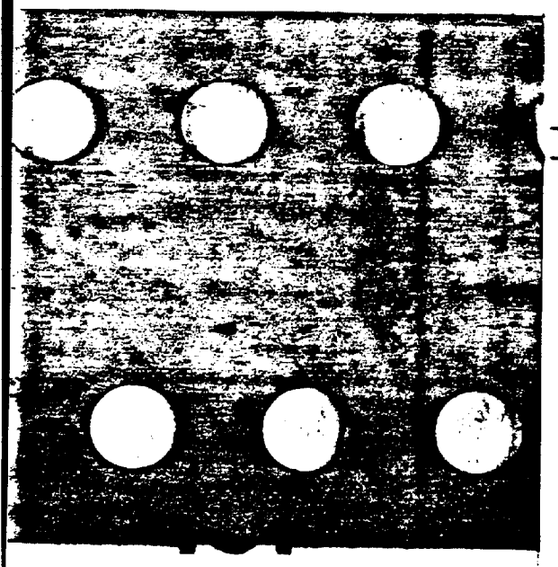
RECEIVED OF _____

FOR _____

BOOK 9688 PG 690

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



MAMT 119500.00
ERR CO
MAMT 119500.00-
CAMT ~~119500.00~~
~~CON TX 442.15~~
PRFEE 1.00
WDEED 12.00
TOTAL 455.15
CHECK 455.15

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/02/95 01 10:32 0001 6911

0066141
IDENTIF. & REFERENCE

95 JUN -2 AM 10:32
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 916215