This instrument was prepared by,
Please return to:
American Escrow Company, P. O. Box 1733, BOOK 9689 PG 875
Hendersonville, TN 37077

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel Nos.
Dorace G. Black	Source One Mtg Ser	60-7-16
3016 Hillhurst Drive	27555 Farmington Rd	
Nashville, TN 37207	Farmington Hills, MI 48334-3357	

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $65,000.00.

Dorace G. Black
Affiant

Subscribed and sworn to before me, this the 31st day of May, 1995.

Notary Public

My Commission Expires: 10/7/98

FOR and in consideration of the sum of TEN & 00/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, We,

ANNIE BELL ROBERTS, unmarried,

SONJA ANN DEMAREST and SHIRLEY JANE PURVIANCE,

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

DORACE G. BLACK, unmarried,

hereinafter called the Grantee, his heirs, successors 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. 22 on the Plan of Hillhurst Acres, Section One, a plat of which is of record in Plat Book 2331, Pages 50 and 51, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said Lot.

BEING the same property conveyed to Annie Bell Roberts, unmarried, Sonja Ann Demarest and Shirley Jane Purviance by deed of record in Book 8992, Page 563, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to all restrictions and easements of record.

This is Improved Property known as:
3016 Hillhurst Drive, Nashville, TN 37207

REFERENCE is hereby made to the Power of Attorney of Shirley Jane Purviance et vir Jack Purviance, and to the Power of Attorney of Joe Demarest, the spouse of Sonja Ann Demarest, which instruments are being recorded simultaneously herewith and which principals join in this conveyance for the express purpose of conveying any and all of their respective right, title and interest, including all marital and homestead rights, in and to the within described property unto the named Grantee.

Below line for Register's use

95 JUN -2 PM 2:53
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

0066470
IDENTIF. ↑ REFERENCE

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; and we do covenant with the 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said 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 the 31st day of May, 1995.

Annie Bell Roberts, unmarried

Sonja Ann Demarest

Shirley Jane Purviance
by Sonja Demarest,
her Attorney-in-Fact

Jack Purviance
by Sonja Demarest,
his Attorney-in-Fact

Joe Demarest
by Sonja Ann Demarest,
his Attorney-in-Fact

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STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Annie Bell Roberts, unmarried, and Sonja Ann Demarest, the bargainors, with whom I am personally acquainted, or who proved to me based upon satisfactory evidence to be the persons, who executed the within instrument and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee, this the 31st day of May, 1995.

W. K. Georgas, Jr., Notary Public

My Commission Expires: 10/7/98

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STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, Sonja Ann Demarest a/k/a Sonja Demarest, with whom I am personally acquainted, in her capacity as Attorney-in-Fact by and for Shirley Jane Purviance et vir Jack Purviance and Joe Demarest, and who acknowledged that she executed the within instrument on behalf of her said principals, the Grantors/makers, for the purposes therein contained, and who further acknowledged that she is the duly appointed Attorney-in-Fact of the makers and is authorized by the makers to execute this instrument on behalf of the makers.

Witness my hand, at office, this 31st day of May, 1995.

W. K. Georgas, Jr., Notary Public

My Commission expires: 10/7/98

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BOOK 9689 PG 877

AFFIDAVIT
OF
ATTORNEY IN FACT

PURSUANT TO THE POWER OF ATTORNEY
OF SHIRLEY JANE PURVIANCE AND HUSBAND, JACK PURVIANCE

STATE OF TENNESSEE

COUNTY OF SUMNER

THE undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this Affidavit, or a Certified True Copy of this Affidavit, is attached by exhibit thereto 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 and authority granted unto the undersigned by the said principal.

3. That the undersigned has no knowledge or notice of the termination of the power and authority granted unto the undersigned as Attorney in Fact for the said principal, either by revocation or by the said principal's death, disability or incapacity.

FURTHER THE AFFIANT SAITH NOT:

WITNESS my hand on this the 31st day of May, 1995 at HENDERSONVILLE, Tennessee.

SONJA DEMAREST

Subscribed and sworn to before me, this 31st day of May, 1995.

W. K. GEORGAS, JR., NOTARY PUBLIC

MY COMMISSION EXPIRES:
10/07/98

AFFIDAVIT
OF
ATTORNEY IN FACT

BOOK 9689 PG 873

PURSUANT TO THE POWER OF ATTORNEY

OF JOE DEMAREST

STATE OF TENNESSEE

COUNTY OF SUMNER

THE undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this Affidavit, or a Certified True Copy of this Affidavit, is attached by exhibit thereto 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 and authority granted unto the undersigned by the said principal.

3. That the undersigned has no knowledge or notice of the termination of the power and authority granted unto the undersigned as Attorney in Fact for the said principal, either by revocation or by the said principal's death, disability or incapacity.

FURTHER THE AFFIANT SAITH NOT:

WITNESS my hand on this the 31st day of May, 1995 at HENDERSONVILLE, Tennessee.

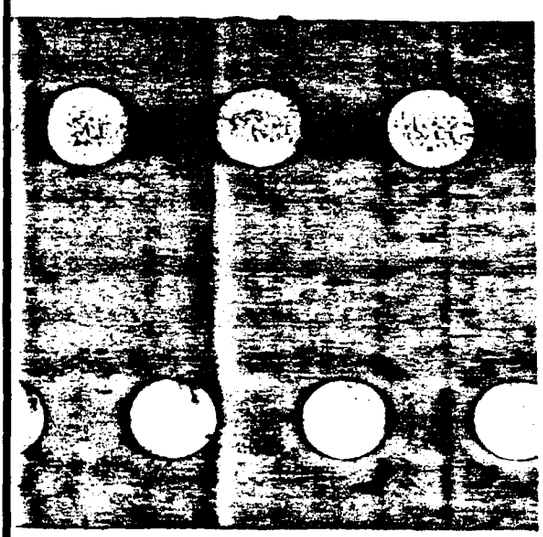
SONJA ANN DEMAREST

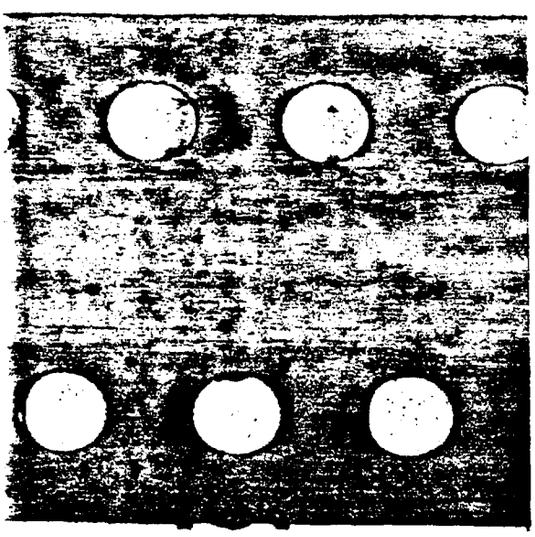
Subscribed and sworn to before me, this 31st day of May, 1995.

W. K. GEORGAS, JR., NOTARY PUBLIC

MY COMMISSION EXPIRES:
10/07/98

7256 06/02 0101 03CHECK 257.50





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

RECEIVED OF _____

FOR _____ BOOK 9689 PG 879

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	65000.00
			CON TX	240.50
			PRFEE	1.00
			WDEED	16.00
			TOTAL	257.50
			CHECK	257.50
06/02/95	01	14:54	0001	7256

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0066470
IDENTIF. # REFERENCE

95 JUN -2 PM 2:53
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 916556