BOOK 9714 PG 312

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 89,000.00

Bonnie L. Clingman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF June, 19 95

W.K.
Notary Public W. K. GEORGAS, JR.

MY COMMISSION EXPIRES: October 7, 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AMERICAN ESCROW COMPANY, 111 Hazel Path, P.O. Box 1733, Hendersonville, TN 37077

| NAME | ADDRESS | |
|---|---|---|
| ADDRESS NEW OWNER(S) AS FOLLOWS: BONNIE L. CLINGMAN | MORTGAGEE: SEND TAX BILLS TO SOURCE ONE MORTGAGE SERVICES | MAP-PARCEL NUMBERS 4D 44350 |
| (NAME) 1000 BIRDSALL STREET | (NAME) 27555 FARMINGTON ROAD | 44-15-347 |
| (STREET ADDRESS OR ROUTE NUMBER) OLD HICKORY , TN 37138 | (STREET ADDRESS) FARMINGTON HILLS, MI 48334-3357 | |
| (CITY) (STATE) (P.O. ZIP) | (CITY) (STATE) (P.O. ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

DANIEL J. TAYLOR AND WIFE, MARIANNE G. TAYLOR

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

BONNIE L. CLINGMAN, UNMARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 42 ON THE PLAN OF VILLAGE OF OLD HICKORY, SECTION B, OF RECORD IN PLAT BOOK 1424, PAGE 67, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO DANIEL J. TAYLOR AND WIFE, MARIANNE G. TAYLOR BY DEED OF RECORD IN BOOK 9174, PAGE 636, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ALL RESTRICTIONS AND EASEMENTS OF RECORD.

REFERENCE IS HEREBY MADE TO THE POWER OF ATTORNEY OF DANIEL J. TAYLOR BEING RECORDED SIMULTANEOUSLY HEREWITH.

THE AFFIDAVIT OF ATTORNEY IN FACT IS HEREBY ADDED TO AND MADE A PART HEREOF.

95 JUN 28 AM 10:03
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0071064
IDENTIF. ↑ REFERENCE

unimproved / This is improved X property, known as 1000 BIRDSALL STREET , OLD HICKORY , TN , 37138
(House Number) (Street) (P. O. Address) (City or Town) (Postal 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; 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 herein 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 hand s this 26th day of June, 19 95

DANIEL J. TAYLOR: Daniel J. Taylor, By Marianne G. Taylor, His Attorney in Fact
~~By Marianne G. Taylor, his Attorney in Fact~~
MARIANNE G. TAYLOR: Marianne G. Taylor

STATE OF TENNESSEE
County of DAVIDSON

BOOK 9714 PG 313

Personally appeared before me, MARIANNE G. TAYLOR

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained

Witness my hand, at office, this 26th day of June, 19 95.

Commission expires
10/07/98

W. K. GEORGAS, JR. Notary Public

STATE OF TENNESSEE
County of DAVIDSON

Personally appeared before me, MARIANNE G. TAYLOR, in her capacity as Attorney in Fact for and on behalf of her husband, Daniel J. Taylor,

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney In Fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 26th day of June, 1995.

Commission expires
10/07/98

W. K. GEORGAS, JR. Notary Public

# WARRANTY DEED

FROM

DANIEL J. TAYLOR AND WIFE,

MARIANNE G. TAYLOR

TO

BONNIE L. CLINGMAN, UNMARRIED

PLEASE RETURN TO:
AMERICAN ESCROW COMPANY
P.O. Box 1733
Hendersonville, TN 37077

AFFIDAVIT
OF
ATTORNEY IN FACT

BOOK 9714 PG 314

PURSUANT TO THE POWER OF ATTORNEY

OF
DANIEL J. TAYLOR

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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 26th day of June, 1995 at MADISON, Tennessee.

Marianne G. Taylor
MARIANNE G. TAYLOR

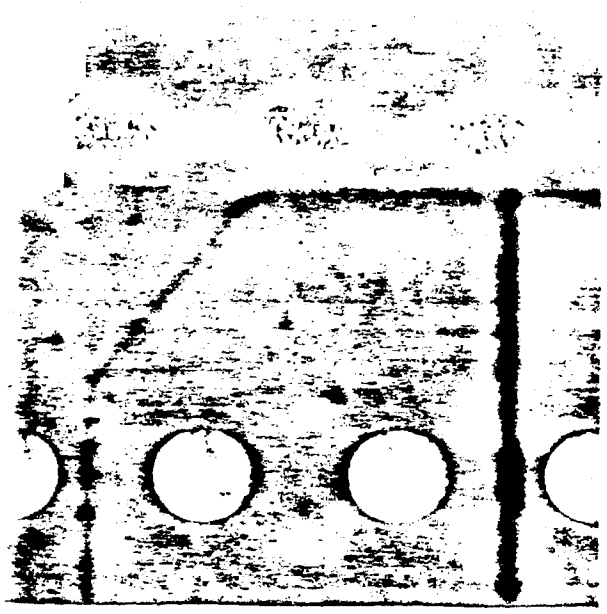
Subscribed and sworn to before me, this 26th day of June, 1995.

W. K. GEORGAS, JR., NOTARY PUBLIC

NOTARY PUBLIC
W. K. GEORGAS, JR.
STATE OF TENNESSEE

MY COMMISSION EXPIRES: ~~11/07/98~~
10/07/98

5653 06/28 0101 03CHECK 342.30



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**

**NASHVILLE, TENNESSEE**

**RECEIVED OF** _____

**FOR** _____

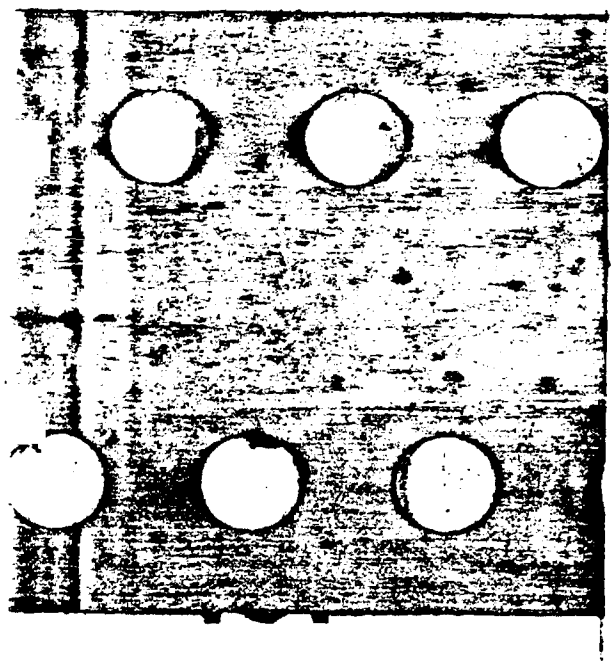
BOOK 9714 PG 315

| | | |
|---|---|---|
| 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 89000.00
CON TX 329.30
PRFEE 1.00
WDEED 12.00
TOTAL 342.30
CHECK 342.30

06/28/95 01 10:03 0001 5653



**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

Ò0074064
IDENTIF. ↑ REFERENCE

95 JUN 28 AM 10:03

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 924840