First Title & Escrow Co., Inc.
Box #9B

0100583
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

W & I Ref: (cmw) Title No: 36899
Dav. Co. File: Box 8

95 SEP 15 AM 10:40
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

BOOK 9795 PG 846

#13343

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Anthony Thompson 105 Jamesborough Court Nashville, TN 37215	NEW OWNER

TAX MAP-PARCEL NUMBERS: 131-07-A-009 16DA 40105

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 **Brent D. Bergan, married,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Anthony Thompson, 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 No. 9 on the plan of Phase II & III Hillsborough Place, of record in Book 5200, page 42 and revised in Book 5200, page 160, said Register's Office.

SAID Lot No. 9 fronts 72.26 feet on the broken southerly margin of Jamesborough Court and extends back 120.00 feet on the easterly line and 100.31 feet on the westerly line to a dead line in the rear, measuring 65.00 feet thereon.

BEING the same property conveyed to Brent D. Bergan by deed from Jo Ann Berry, unmarried, of record in Book 8309, page 326, said Register's Office.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

The property herein conveyed is subject to restrictive covenants of record in Book 5151, Page 50, Book 5240, page 165 as amended in Book 5292, Page 134 and re-recorded in Book 5332, Page 212, said Register's Office, and to the matters set forth in the referenced Plan of record.

Stella Bergan, the spouse of Brent D. Bergan, joins in this conveyance solely to convey any marital interest he may have in subject property.

This instrument is executed on behalf of Brent D. Bergan and Stella Bergan by Steve Condurelis 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: 105 Jamesborough Court, Nashville, TN 37215

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 11th day of September, 1995.

Brent D. Bergan

Brent D. Bergan, By: Steve Condurelis, Atty-In-Fact

Stella Bergan

Stella Bergan, By: Steve Condurelis, 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: $ 196000.00

Affiant

BETH BRUCK NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Sworn and subscribed before me on the 11th day of September, 1995.

Beth M. Bruck
Notary Public

My Commission Expires: 6/10/97

BOOK 9795PG848

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 **Steve Condurelis**, 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 **Brent D. Bergan and Stella Bergan**, 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 11th day of September, 1995.

Notary Public

My Commission Expires:_____

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
EXP. 7/27/98

EXHIBIT "A"
To
WARRANTY DEED

FROM: Brent D. Bergan

TO: Anthony Thompson

4406 09/15 0101 03CHECK 738.20

AFFIDAVIT

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.

Steve Condurelis, Affiant

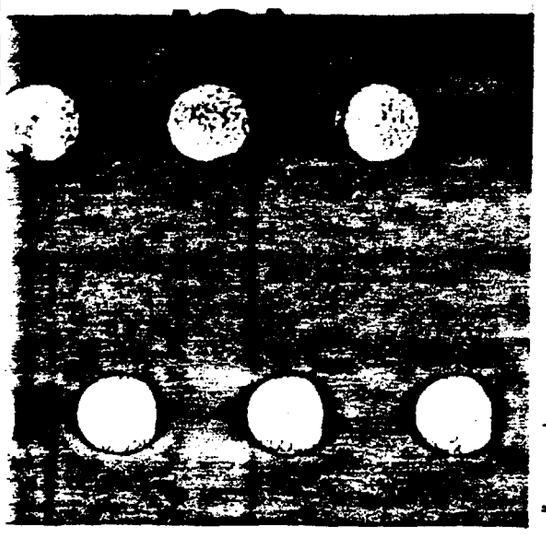
Sworn to and subscribed before me this

11th day of September, 1995.

Notary Public

My Commission Expires:_____

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
EXP. 7/27/98



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

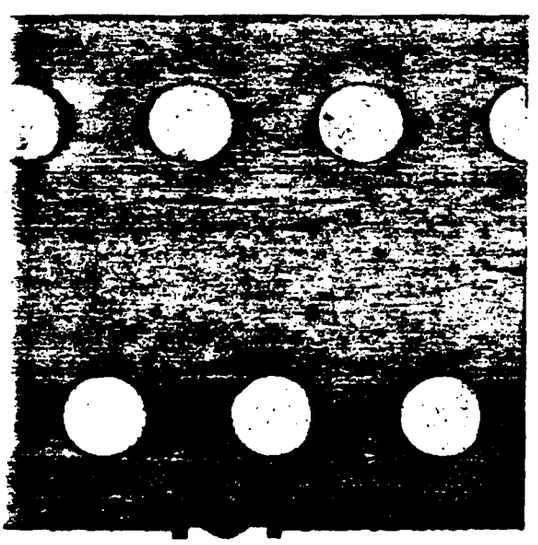
RECEIVED OF _____

FOR _____

BOOK 9795 PG 849

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 196000.00
CON TX 725.20
PRFEE 1.00
WDEED 12.00
TOTAL 738.20
CHECK 738.20

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/15/95 01 10:40 0001 4406

0100583
IDENTIF. ↑ REFERENCE

95 SEP 15 AM 10:40
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 953263