0102811

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 SEP 21 AM 9:31

FILED
DAVIDSON COUNTY, TN.

W & I Ref: (mn) Title No: 36827
Dav. Co. File: Box 8

BOOK 9801 PG 553

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Cheryl L. Christian 8050 Esterbrook Drive Nashville, Tennessee 37221	Norwest Mortgage Inc. P.O. Box 9270 Des Moines, Iowa 50306-9270

TAX MAP-PARCEL NUMBERS: 09D 06568 128-14-046

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 **Colin D. Funk and spouse, Lena B. Funk,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Cheryl L. Christian, 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. 59 on the plan of Section Two Harpeth Park, of record in Book 3700, page 58, Register's Office for said County.

SAID Lot No. 59 fronts 87.0 feet on the northerly margin of Esterbrook Drive and extends back 177.93 feet on the westerly line and 186.53 feet on the easterly line to a dead line in the rear, measuring 101.84 feet thereon.

BEING the same property conveyed to Colin D. Funk and wife, Lena B. Funk by deed from Rick D. Florian and wife, Robyn L. Florian of record in Book 9284, page 953, 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 and easement for maintenance and use of a fence granted to Clara R. McDowell and Dorothy B. McDowell of record in Book 7287, page 104, said register's Office, a driveway agreement of record in Book 5984, page 697, and re-recorded in Book 5995, page 86, said Register's Office and to the restrictive covenants of record in Book 3990 Page 68 said Register's Office, and to the matters set forth in the referenced Plan of record.

This instrument is executed on behalf of Lena B. Funk by Colin D. Funk as her 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: 8050 Esterbrook Drive, Nashville, Tennessee 37221

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 18th day of September, 1995.

Colin D. Funk

Lena B. Funk, By: Colin D. Funk, Atty-in-Fact

State of Tennessee
County of Davidson

On this 18th day of September, 1995, before me the undersigned authority, personally appeared **Colin D. Funk**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

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

My Commission Expires: _____ Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 115250.00

Affiant

Sworn and subscribed before me on the 18th day of September, 1995.

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

My Commission Expires: _____ Notary Public

BOOK 9801 PG 555

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 **Colin D. Funk**, 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 **Lena B. Funk**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, on September 18, 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: Colin D. Funk and spouse, Lena B. Funk

TO: Cheryl L. Christian

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.

Colin D. Funk, Affiant

Sworn to and subscribed before me

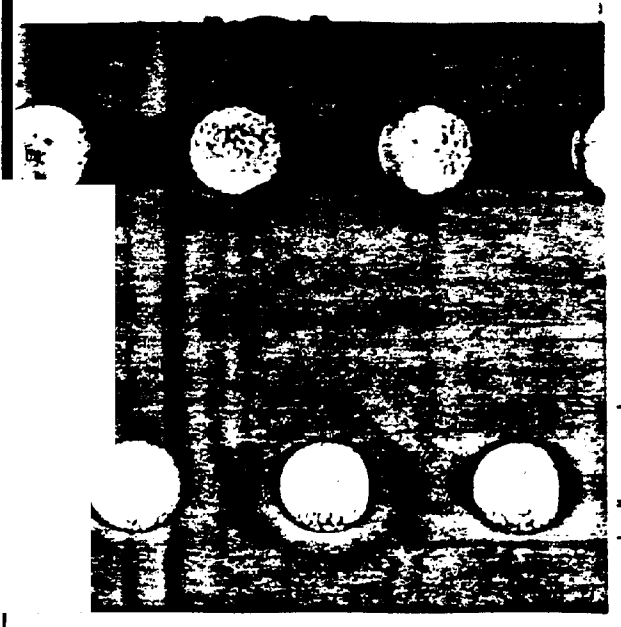
on September 18, 1995.

Notary Public

My Commission Expires:_____

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

3769 09/21 0101 03CHECK 439.24



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

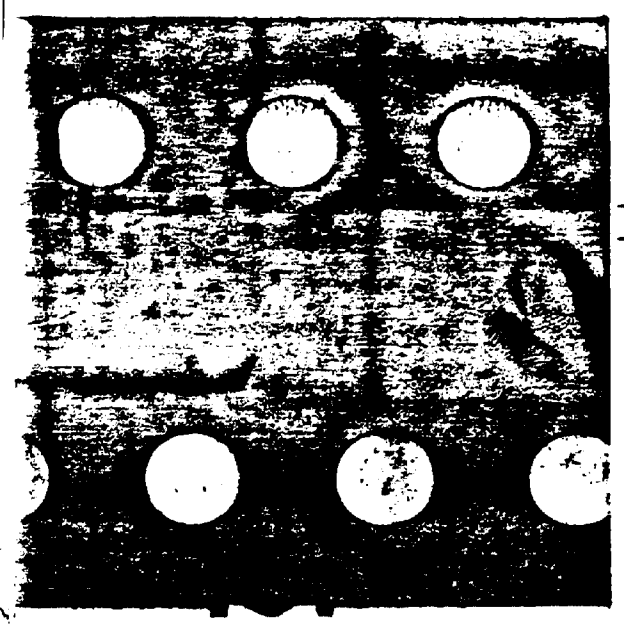
BOOK 9801 PG 556

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CD 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 115250.00
CON TX 426.24
PRFEE 1.00
WDEED 12.00
TOTAL 439.24
CHECK 439.24

09/21/95 01 09:31 0001 6799



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0102811
IDENTIF. ↑ REFERENCE

95 SEP 21 AM 9:31

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 955629