0106472

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 29 AM 11:11
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

W & I Ref: (kd) Title No: 36907
Dav. Co. File: Box 8

BOOK 9810 PG 751

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Robert Lee Early Kimberlee Maphis Early 6311 Chickering Woods Drive Nashville, Tennessee 37215	New Owner

TAX MAP-PARCEL NUMBERS: 158-09A-026

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 **Michael J. Sandler and spouse, Kathy L. Sandler,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Robert Lee Early and spouse, Kimberlee Maphis Early,** 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:**

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 13-B on the plan of Chickering Woods, of record in Book 6250, Page 380 and further set out as Exhibit "D" to the Master Deed of record in Book 6521, Page 647 and amended in Book 6912, Page 132, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Michael J. Sandler and spouse, Kathly L. Sandler by deed from Ronald G. Bruce and spouse, Maryann Bruce of record in Book 8375, Page 88, Register's Office for Davidson County,Tennessee.

The property herein conveyed is subject to the restrictions, easements,liens and other matters set forth in the Master Deed and By-Laws of record in Book 6521, Page 647 and amended in Book 6912, Page 132, said Register's Office, and to the matters set forth in the referenced Condominium Plan of record.

This instrument is executed on behalf of Michael J. Sandler by Kathy L. Sandler 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: 6311 Chickering Woods Drive, Nashville, Tennessee 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 28th day of September, 1995.

Michael J. Sandler
Michael J. Sandler, By: Kathy L. Sandler, Atty-In-Fact

Kathy L. Sandler
Kathy L. Sandler

BOOK 9810 PG 752

State of Tennessee
County of Davidson

On this 28th day of September, 1995, before me the undersigned authority, personally appeared **Kathy L. Sandler**, 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.

My Commission Expires: 9-18-99

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: $ 279900.00

Affiant

Sworn and subscribed before me on the 28th day of September, 1995.

Notary Public

My Commission Expires:

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

BOOK 9810 PG 752

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 **Kathy L. Sandler**, 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 **Michael J. Sandler**, 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 28th day of September, 1995.

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:_____

EXP. 7/27/96

EXHIBIT "A"
To
WARRANTY DEED

FROM: Michael J. Sandler and Kathy L. Sandler

TO: Robert Lee Early and Kimberlee Maphis Early

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.

Kathy L. Sandler

Kathy L. Sandler, Affiant

Sworn to and subscribed before me this

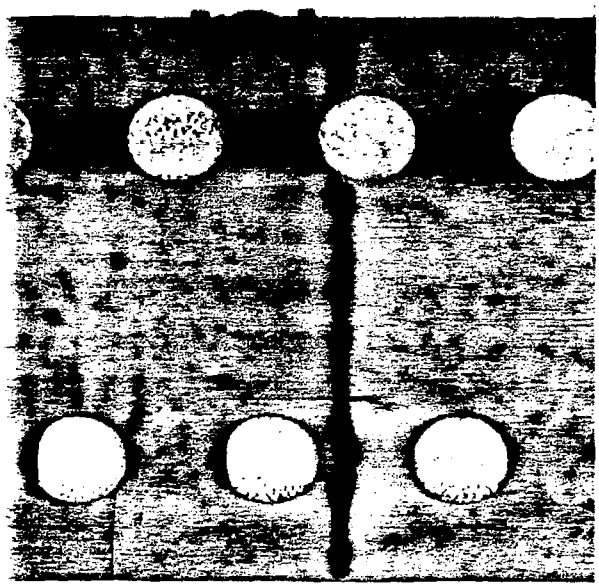
28th day of September, 1995.

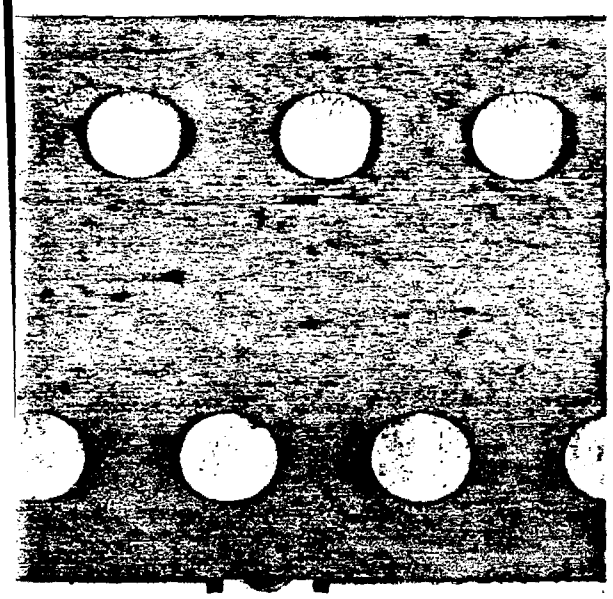
CHRISTY WILKINS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

My Commission Expires: 9-18-99

0683 09/29 0101 03CHECK 1048.63





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

RECEIVED OF _____

FOR _____

BOOK 9810 PG 754

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
279900.00
CON TX 1035.63
PRFEE 1.00
WDEED 12.00
TOTAL 1048.63
CHECK 1048.63

09/29/95 01 11:11 0001 0683

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0106472
IDENTIF. ↑ REFERENCE

95 SEP 29 AM11:
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 959485