0122534

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 NOV 13 AM 11:17

FELIX R. ... REGISTER
DAVIDSON COUNTY, TN.

W & I Ref: (cmw) Title No: 37118
Dav. Co. File: Box 8

BOOK 9858 PG 493

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Edco Realty Co. c/o Edward C. Kennedy 1841 Laurel Ridge Drive Nashville, TN 37215	SAME

TAX MAP-PARCEL NUMBERS: 145-10-32 FH 12576

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 **Katherine J. Simpkins, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Edward C. Kennedy d/b/a Edco Realty Company,** 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. 131 on the plan of Tyne Valley Estates Section 9, of record in Book 3700, page 65 and 66, Register's Office for said County.

SAID Lot No. 131 fronts 185.20 feet on the broken southerly margin of Otter Creek Road and extends back 285.4 feet on the easterly line and 283.3 feet on the westerly line to a dead line in the rear, measuring 189.4 feet thereon.

BEING the same property conveyed to T. Emerson Simpkins, and wife, Katherine J. Simpkins from Haury & Smith Contractors, Inc. of record in Book 4273, page 378, Register's Office of Davidson County, Tennessee. T. Emerson Simpkins conveyed all of his interest in subject property to Katherine J. Simpkins by quitclaim deed of record in Book 8267, page 525, said Register's Office.

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

This conveyance is subject to a 10 foot easement for sanitary sewers and/or storm drainage across the westerly portion of said lot and 10 foot temporary construction easement north of and adjacent thereto, all as granted to Metropolitan Government by instrument of record in Book 7763, page 710, said Register's Office and to any and all matters shown on the herein referenced Plan of record in said Register's Office.

This instrument is executed on behalf of Katherine J. Simpkins by Anne Simpkins Goad 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. Katherine Jennings Simpkins and Katherine J. Simpkins are one and the same person.

This is improved property, known as: 1221 Otter Creek Road, 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 10th day of November, 1995.

BOOK 9858 PG 494

Katherine J. Simpkins

Katherine J. Simpkins, By: Anne Simpkins Goad, Atty-In-Fact

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: $ 237500.00

Edward C. Kennedy
Affiant

Sworn and subscribed before me on the 10th day of November, 1995.

Notary Public

My Commission Expires: _____

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 **Anne Simpkins Goad**, 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 **Katherine J. Simpkins**, 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 10th day of November, 1995.

Notary Public

My Commission Expires:_____

EXHIBIT "A"
To
WARRANTY DEED

FROM: Katherine J. Simpkins

TO: Edco Realty Co.

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.

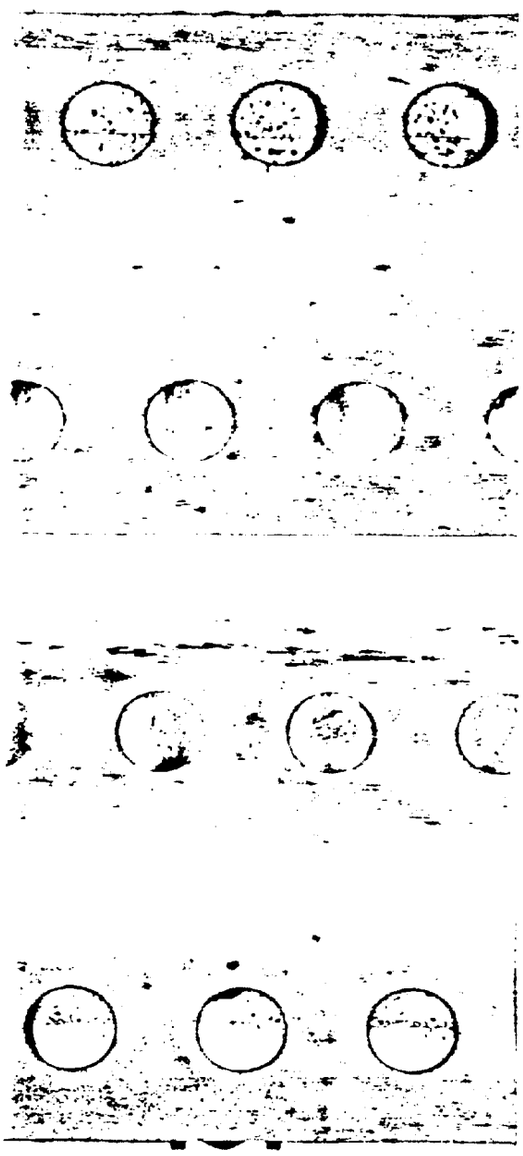
Anne Simpkins Goad
Anne Simpkins Goad, Affiant

Sworn to and subscribed before me this

10th day of November, 1995.

Notary Public

My Commission Expires:_____



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

RECEIVED OF _____

FOR _____

BOOK 9858 PG 496

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	
	237500.00
CON TX	878.75
PRFEE	1.00
WDEED	12.00
TOTAL	891.75
CHECK	891.75

11/13/95 01 11:20 0001 7874

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0122534
IDENTIF. & REFERENCE

95 NOV 13 AM 11:17
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 976451