0127871

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: 37166
Dav. Co. File: Box 8

95 DEC -1 PM 2:06
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

BOOK 9875 PG 267

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Chuck Hargett 2702-A Acklen Avenue Nashville, TN 37212	FTB Mortgage Services P.O. Box 613136 Memphis, TN 38101

TAX MAP-PARCEL NUMBERS: 104-11-15 24W 06065

3721 12/01 0131 03CHECK 340.00

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 **Carol Elizabeth Richardson, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Chuck Hargett, unmarried,** 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. 42-A on the plan of Zone Lot Division Lot No. 42 Stokes and Marshall Subdivision, of record in Book 332, page 106, as amended in Book 6200, page 9, Register's Office for said County.

SAID Lot No. 42-A fronts 25.17 feet on the northerly margin of Acklen Avenue and extends back 168.50 feet on the easterly line and 168.50 feet on the westerly line to a dead line in the rear, measuring 24.59 feet thereon.

BEING the same property conveyed to Carol Elizabeth Richardson, A single person, by deed from William K. Cather and spouse, Lindsey H. Cather of record in Book 9236, page 384, 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 6200 Page 9 said Register's Office, and to the matters set forth in the referenced Plan of record.

This instrument is executed on behalf of Carol Elizabeth Richardson by Joyce D. Peacock 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: 2702-A Acklen Avenue, Nashville, TN 37212

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 30th day of November, 1995.

Carol Elizabeth Richardson

Carol Elizabeth Richardson, By:
Joyce D. Peacock, 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: $ 88400.00

Affiant

Sworn and subscribed before me on the 30th day of November, 1995.

Notary Public

My Commission Expires: _____

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

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 **Joyce D. Peacock**, 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 **Carol Elizabeth Richardson**, 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 30th day of November, 1995.

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

Notary Public

My Commission Expires:_____

EXHIBIT "A"
To
WARRANTY DEED

FROM: Carol Elizabeth Richardson

TO: Chuck Hargett

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.

Joyce D. Peacock

Joyce D. Peacock, Affiant

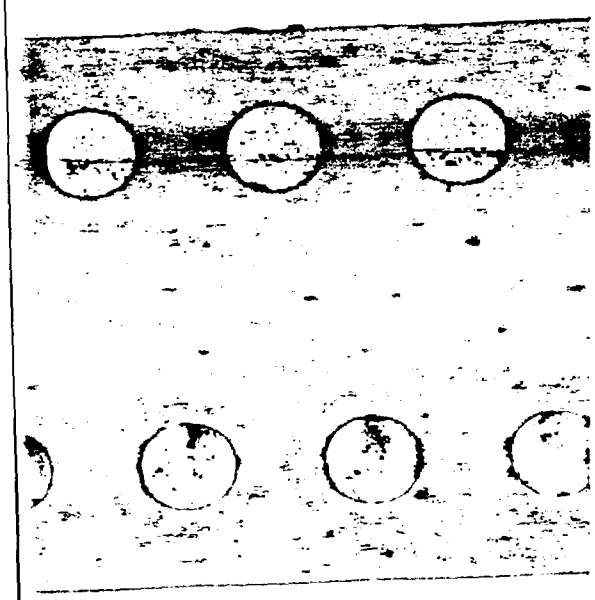
Sworn to and subscribed before me this

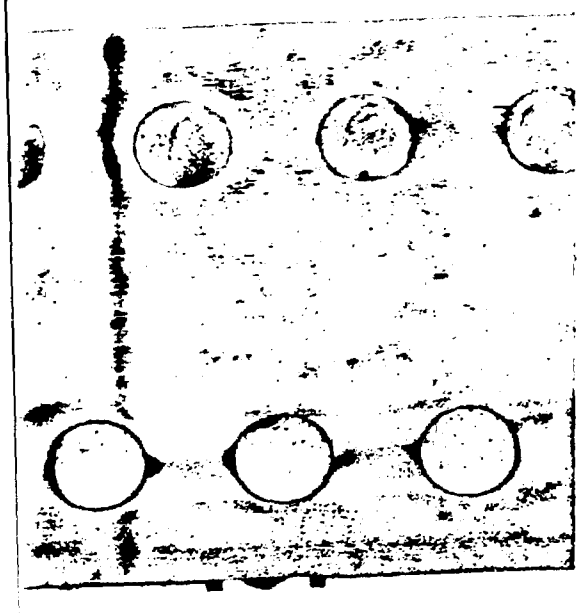
30th day of November, 1995.

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

Notary Public

My Commission Expires:_____





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9875 PG 270

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 88400.00
CON TX 327.08
PRFEE 1.00
WDEED 12.00
TOTAL 340.08

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0127871
IDENTIF. ↑ REFERENCE

95 DEC -1 PM 2:07
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 982225