BOOK 9901 PG 998

PLEASE RETURN TO:
AMERICAN ESCROW COMPANY
105 HAZEL PATH, P.O. BOX 1755
HENDERSONVILLE, TN 37077

STATE OF TENNESSEE
COUNTY OF Sumner }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF December, 1995

Notary Public W. K. Georgas, Jr.

MY COMMISSION EXPIRES October 7, 1998

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY

AMERICAN ESCROW COMPANY, 105 Hazel Path, P.O. Box 1733, Hendersonville, TN 37077

NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	MORTGAGEE: SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Mary Gellott, unmarried	Nationsbanc Mortgage	53-3-380
(NAME)	(NAME)	
1508 Turner Street	P.O. Box 35140	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Old Hickory, TN 37138	Louisville, KY 40232	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Ruby S. Holt, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mary Gellott, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 3, on the revised plan of Section "E", Village of Old Hickory of record in Plat Book 1424, Page 132, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Herman Holt and wife, Ruby S. Holt by Deed of record in Book 1850, Page 221, Register's Office for Davidson County, Tennessee.

The said Herman Holt having since died on April 4, 1990, in Davidson County, Tennessee.

Reference is hereby made to the power of Attorney of Ruby Kate Holt being recorded simultaneously.

The affidavit of Attorney in Fact is hereby added to and made a part hereof.

Ruby S. Holt being one in the same person as Ruby Kate Holt and Ruby Holt.

This conveyance is subject to all restrictions and easements of record.

This is improved XX unimproved property, known as 1508 Turner Street (House Number) (Street) Old Hickory, TN 37138 (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 29th day of December, 1995

Ruby S. Holt by Geneva H. White her attorney in fact
Ruby S. Holt a/k/ a Ruby Kate Holt

BY: Geneva H. White her attorney-in-FACT

STATE OF TENNESSEE
County of Sumner

Personally appeared before me,
Ruby S. Holt
with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained

Witness my hand, at office, this 29th day of December 19 95

Commission expires October 7, 1998

W. K. Georgas, Jr. Notary Public

STATE OF TENNESSEE
County of SUMNER

Personally appeared before me, Geneva H. White in her capacity as Attorney in Fact for her mother, Ruby Kate Holt a/k/a Ruby S. Holt
with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the ATTORNEY IN FACT of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 29th day of December 19 95

Commission expires 10/07/98

W.K. GEORGAS, JR. Notary Public

NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

BOOK 9901 PG 910

AFFIDAVIT OF ATTORNEY IN FACT

PURSUANT TO THE POWER OF ATTORNEY OF:

Ruby Kate Holt a/k/a Ruby S. Holt

STATE OF TENNESSEE
COUNTY OF Sumner

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this Affidavit, or a certified true copy of this Affidavit, is attached 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 and authority granted unto the undersigned by said principal.

3. That the undersigned has no knowledge or notice of the termination of the power and authority granted unto the undersigned as Attorney in Fact for the said principal, either by revocation or by the said principal's death.

FURTHER THE AFFIANT SAYETH NOT:

WITNESS my hand on this the 29th day of December , 1995 .

Geneva H. White

SWORN to and subscribed before me, this the 29th day of December, 1995 .

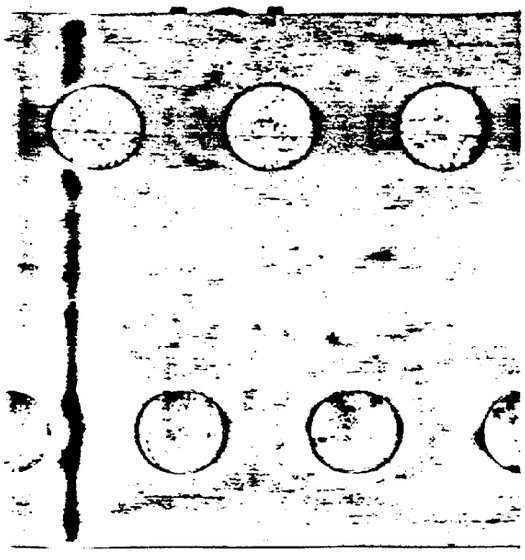
Notary Public W.K. Georgas, Jr.

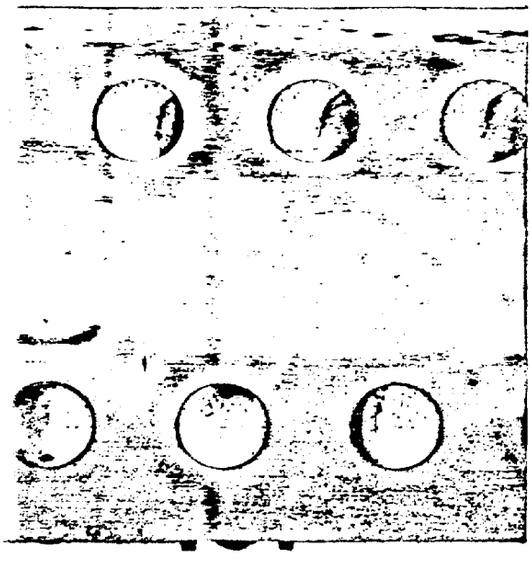
My Commission Expires: 10/07/98

0136876
IDENTIF. ↑ REFERENCE

95 JAN -2 AM 10: 13
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

3517 01/02 0101 03CHECK 309.00





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

RECEIVED OF _____

FOR _____

BOOK 9901 PG 911

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 80000.00
CON TX 296.00
PRFEE 1.00
WDEED 12.00
TOTAL 309.00
CHECK 309.00

01/02/96 01 10:14 0001 3517

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0136876
IDENTIF. ↑ REFERENCE

96 JAN -2 AM 10:1

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 991889