0164383

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: (cw/ljh) Title No: 37497
Dav. Co. File: Box 8

96 MAR 27 AM 10:28

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

BOOK 9992 PG 331

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Trevor Eric Adamson Bonnie Adamson Arthur Heath Jones, III Julie N. Jones 327 Blackman Road Nashville, TN 37211	GE Capital Mortgage Services, Inc. 4680 Hallmark Parkway San Bernardino, CA 92407-1834

TAX MAP-PARCEL NUMBERS: 147-5-212

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 **Jeffery A. Rahn and spouse, Jacqueline K. Rahn,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Trevor Eric Adamson and spouse, Bonnie Adamson a one-half interest as tenants by the entireties and to Arthur Heath Jones, III and spouse, Julie N. Jones a one-half interest as tenants by the entireties, the half interests, as they relate to one another, to be held in joint tenancy with right of survivorship,** 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. 80 on the plan of Section One, Caldwell Country Estates, of record in Book 2663, page 68 and 69, Register's Office for said County.

SAID Lot No. 80 fronts 100 feet on the southerly margin of Blackman Road and extends back 267.5 feet on the westerly line and 325 feet on the easterly line to a dead line in the rear, measuring 115 feet thereon.

BEING the same property conveyed to Jeffery A. Rahn and spouse, Jacqueline K. Rahn by deed from Ria H. Grassman and Eric T. Grassman of record in Book 8862, page 803, 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..

This conveyance is subject 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 Jacqueline K. Rahn by Jeffery A. Rahn 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: 327 Blackman Road, Nashville, TN 37211

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 15th day of March, 1996.

Jeffery A. Rahn

Jacqueline K. Rahn, By: Jeffery A. Rahn, Atty-In-Fact

State of Tennessee
County of Davidson

On this 15th day of March, 1996, before me the undersigned authority, personally appeared **Jeffery A. Rahn**, 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: _____ Notary Public

PERCY WILKINS JR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/96

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 117000.00

Affiant

Sworn and subscribed before me on the 15th day of March, 1996.

My Commission Expires: _____ Notary Public

PERCY WILKINS JR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/96

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 **Jeffery A. Rahn**, 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 **Jacqueline K. Rahn**, 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 15th day of March, 1996.

Notary Public

My Commission Expires:_____

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

EXHIBIT "A"
To
WARRANTY DEED

FROM: Jeffery A. Rahn and Jacqueline K. Rahn

TO: Trevor Eric Adamson and Bonnie Adamson

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.

Jeffery A. Rahn, Affiant

Sworn to and subscribed before me this

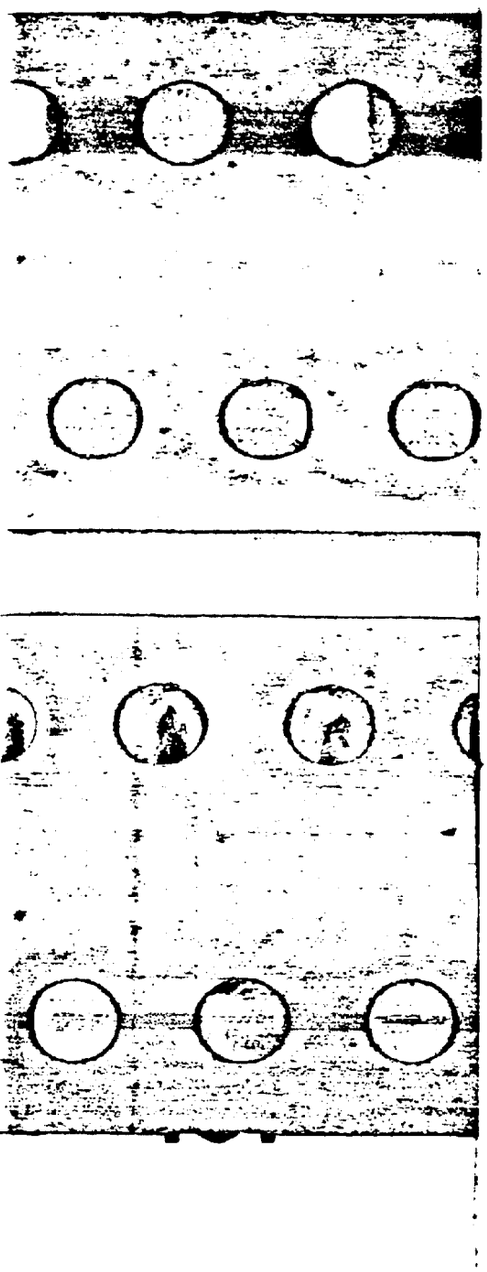
15th day of March, 1996.

Notary Public

My Commission Expires:_____

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

3023 03/27 0:01 03CHECK 445.90



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

RECEIVED OF _____

FOR _____

BOOK 9992 PG 334

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	
	117000.00
CON TX	432.90
PRFEE	1.00
WDEED	12.00
TOTAL	445.90
CHECK	445.90

03/27/96 01 10:29 0001 3025

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0164383 IDENTIF. ↑ REFERENCE

96 MAR 27 AM 10:28
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1021052