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

BOOK 10028 PG 952

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 72,000.00

Edye Durham Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF April, 1996

W. K. Georgas, Jr.
Notary Public

MY COMMISSION EXPIRES 10-05-98
(AFFIX SEAL)

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
Edye Durham Jones	Source One Mortgage Services Corporation	53-3-52
(NAME)	(NAME)	
1206 Clarke Street	27555 Farmington Road	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Old Hickory, TN 37138	Farmington, MI 48334-3357	
(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,

Joe Madison Gleaves, Jr. and wife, Janet M. Gleaves and Jay R. Bernard and wife, Dorothy B. Bernard

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Edye Durham Jones, a married woman

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. 98 of Section "B" on the Plan of Village of Old Hickory, as of record in Plat Book 1424, Page 67, 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 Joe Madison Gleaves, Jr. and wife, Janet M. Gleaves and Jay R. Bernard and wife, Dorothy B. Bernard by deed of record in Book 9779, Page 450, Register's Office for Davidson County, Tennessee.

Janet M. Gleaves is one in the same as Janet Gleaves.

Reference is hereby made to the powers of attorney of Jay R. Bernard and wife, Dorothy B. Bernard being recorded simultaneously herewith.

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

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

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

96 APR 29 AM 8:52
DAVIDSON COUNTY, TN

IDENTIF. & REFERENCE
0175569

This is improved X property, known as 1206 Clarke Street Old Hickory, TN 37138
(House Number) (Street) (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 unincumbered, 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 26th day of April, 1996

Joe Madison Gleaves, Jr.

Janet M. Gleaves

Jay R. Bernard, By: Janet M. Gleaves, his Atty-in-Fact

Dorothy B. Bernard, By: Janet M. Gleaves, her Atty-in-Fact

STATE OF TENNESSEE
County of Davidson

BOOK 10028 PG 953

Personally appeared before me,
Joe Madison Gleaves, Jr. and wife, Janet M. Gleaves
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 26th day of April , 19 96

Commission expires October 7, 1998

W. K. Georgas, Jr. Notary Public

STATE OF TENNESSEE
County of Davidson

Personally appeared before me, Janet M. Gleaves, in her capacity as Attorney in Fact for parents, Jay R. Bernard and wife, Dorothy B. Bernard
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 26th day of April 19 96

Commission expires October 7, 1998

W. K. Georgas, Jr. Notary Public

W. K. GEORGAS NOTARY PUBLIC

4911 04/29 0101 03CHECK 279.40

AFFIDAVIT OF ATTORNEY IN FACT

PURSUANT TO THE POWERS OF ATTORNEY OF: JAY R. BERNARD AND WIFE, DOROTHY B. BERNARD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

1. That this 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:

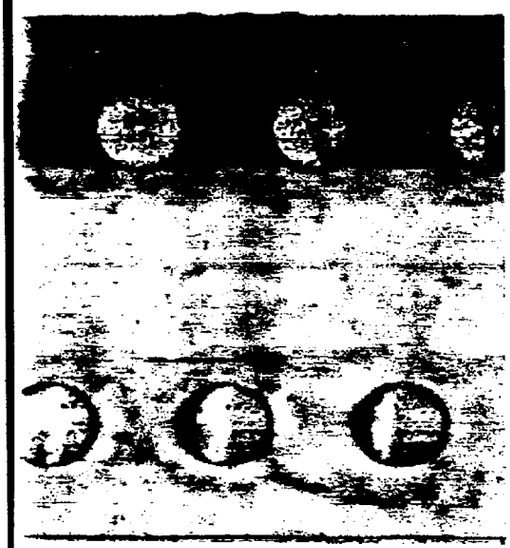
WITNESS my hand on this the 26th day of April, 1996.

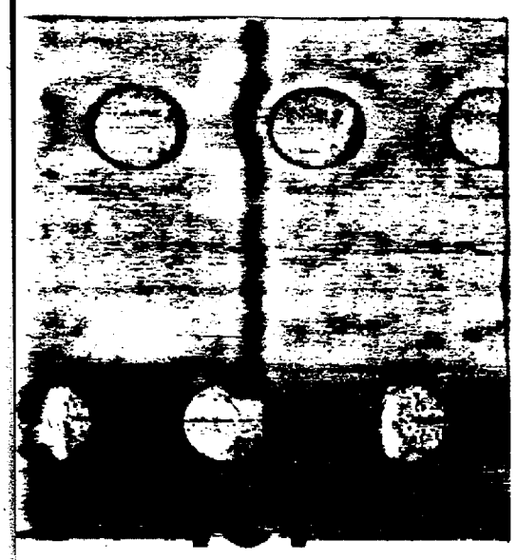
Janet M. Gleaves

SWORN to and subscribed before me, this the 26th day of April, 1996.

Notary Public, W. K. GEORGAS, JR.

My Commission Expires: 10/07/98





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

RECEIVED OF _____

FOR _____

BOOK 10028 PG 955

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 72000.00
CON TX 266.40
PRFEE 1.00
WDEED 12.00
TOTAL 279.40
CHECK 279.40

04/29/96 01 08:58 0001 4911

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0175569
IDENTIF. ← REFERENCE

96 APR 29 AM 8:52

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TN

No. 1032959