RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

PREPARED BY:

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: (mn) Title No: 37716
Dav. Co. File: Box 8

96 APR 30 AM 8:42
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. ➔ REFERENCE
0176216

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
John Adams McGraw Eliza Lowen 1506 Beechwood Avenue Nashville, Tennessee 37212	SOUTHEASTERN MORTGAGE OF TENNESSEE, INC. 565 Marriott Drive Suite 250 Nashville, TN 37214

TAX MAP-PARCEL NUMBERS: 104-16-399

BOOK 10030 PG 702

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 **Charles G. Prince and spouse, Kathleen Prince,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John Adams McGraw and Eliza Lowen, both unmarried, as joint tenants with rights 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 the westerly half of Lot No. 87 on the plan of Belmont land Company's- Belmont Heights, of record in Book 421, page 34, Register's Office for said County.

SAID portion of Lot No. 87 fronts 50 feet on the northerly margin of Beechwood Avenue and extends back between parallel lines a distance of 188 feet to an alley in the rear.

BEING the same property conveyed to Charles G. Prince and wife, Kathleen Prince by deed from Jerry Careaga and Stephanie Gladhart, both unmarried, a tenants in common of record in Book 7410, Page 414, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Kathleen Prince by Charles G. Prince 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: 1506 Beechwood Avenue, Nashville, Tennessee 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 26th day of April, 1996.

Charles G. Prince
Charles G. Prince

Kathleen Prince by Charles G. Prince her atty in fact
Kathleen Prince, By: Charles G. Prince, Atty-In-Fact

State of Tennessee
County of Davidson

On this 26th day of April, 1996, before me the undersigned authority, personally appeared ** 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.

** Charles G. Prince

My Commission Expires: 11-22-97

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Mitchell A Watts
Notary Public

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: $ 147000.00

John A. Prince Jr.
Affiant

Sworn and subscribed before me on the 26th day of April, 1996.

Mitchell A Watts
Notary Public

My Commission Expires: 11-22-97

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

BOOK 10030 PG 704

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 **Charles G. Prince**, 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 **Kathleen Prince**, 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 26th day of April, 1996.

Notary Public

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 11-22-97

EXHIBIT "A"
To
WARRANTY DEED

FROM: Charles G. Prince and Kathleen Prince

TO: John Adams McGraw and Eliza Lowen

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.

Charles G. Prince, Affiant

Sworn to and subscribed before me this

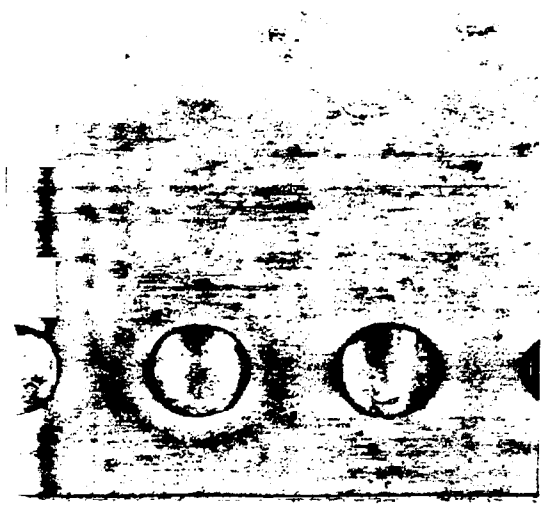
26th day of April, 1996.

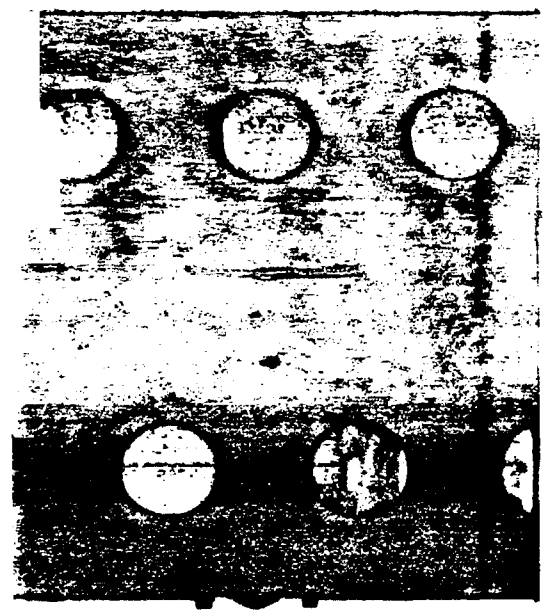
Notary Public

My Commission Expires: 11-22-97

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

5614 04/30 01:01 03CHECK 556.90





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10030 PG 705

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	147000.00
			CON TX	543.90
			PRFEE	1.00
			WDEED	12.00
			TOTAL	556.90
			CHECK	556.90
04/30/96	01		08:44 0001	5614

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0176216
IDENTIF. ← REFERENCE

96 APR 30 AM 8:42
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1033659