Resale of William Mc Guire 517214 CAsh sale $7500.00

TENNESSEE

BOOK 10051 PG 644

SPECIAL WARRANTY DEED

| ADDRESS NEW OWNER(S): | SEND TAX BILLS TO: | MAP PARCEL NUMBERS: |
|---|---|---|
| Barbara Wade<br>4348 Beeckmon Dr.<br>Nashville, Tn. 37215 | Barbara Wade<br>4348 Beeckmon Dr.,<br>Nashville,Tn.37215 | 030000003600<br>30-223 |

THIS INDENTURE, Made this 8th day of May, A. D. 19 96, BETWEEN Mid-State Trust III, a Delaware business trust acting by and through Wilmington Trust Company, not in its individual capacity but solely as Owner Trustee of Mid-State Trust III having an address of c/o Wilmington Trust Company, Rodney Square North, Wilmington, Delaware 19890, Attention: Corporate Trust Department, hereinafter the party of the first part, and Barbara Wade, single

4348 Beeckmon Drive, Nashville, Tennessee 37215
of the County of Davidson and State of Tennessee, party of the second part, WITNESSETH, that the said party of the first part, for and in consideration of the sum of $7,500.00-Seven thousand five hundred and no/100----------Dollars, to it in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, remised, released, conveyed and confirmed, and by these presents doth grant, bargain, sell, alien, remise, release, convey and confirm unto said party of the second part, and her heirs and assigns forever, all that certain parcel of land lying and being in the County of Davidson and State of Tennessee, more particularly described on Exhibit A attached hereto and made a part hereof.

TOGETHER with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, reversion, remainder and easement thereto belonging or in anywise appertaining; TO HAVE AND TO HOLD the same in fee simple forever.

And the said party of the first part doth covenant with the said party of the second part that it is lawfully seized of the said premises; that they are free of all encumbrances, and that it has good right and lawful authority to sell the same; and the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever by, through and under the party of the first part, but not otherwise.

**IN WITNESS WHEREOF**, the said party of the first part has caused these presents to be signed the day and year above written.

MID-STATE TRUST III
By: Wilmington Trust Company, not in its individual capacity but solely as Owner Trustee of Mid-State Trust III
By: Mid-State Homes, Inc., Attorney-in-Fact for Wilmington Trust Company

By: H.R. Clarkson
Name: (Print) H.R.Clarkson
Title: Vice President

96 MAY 15 PM 1:16

0182285 IDENTIF. # REFERENCE

ACKNOWLEDGEMENT

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, appeared H.R.Clarkson with whom I am personally acquainted and who upon his/her oath acknowledged himself to be Vice-President of Mid-State Homes, Inc., and that (s)he, as such Vice-President, being authorized so to do, executed the foregoing instrument for the purposes contained therein by signing same as Vice-

President of Mid-State Homes, Inc., on behalf of the corporation acting as attorney-in-fact for Wilmington Trust Company, pursuant to a power of attorney of record in Book 6692, Page 1777-79, Register's Office of Hillsborough County, Florida.

Witness my hand, at office, this the 8th day of May, 19 96.

SANDRA M SELF
My Commission CC317164
Expires Oct. 24, 1997
Bonded by ANB
800-852-5878

Sandra M. Self
NOTARY PUBLIC
Sandra M. Self

My Commission Expires

---

STATE OF Florida
COUNTY OF Hillsborough

The actual consideration or value, whichever is greater for this transfer is $ 7,500.00 Affiant H.R. Clarkson
H.R.Clarkson,Vice President

Subscribed and sworn to before me, this the 8th day of May, 19 96.

Sandra M. Self
NOTARY PUBLIC

SANDRA M SELF
My Commission CC317164
Expires Oct. 24, 1997
Bonded by ANB
800-852-5878

My Commission Expires Sandra M. SElf

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THIS INSTRUMENT PREPARED BY:
Thomas E. Portsmouth
Attorney at Law
P. O. Box 31601
Tampa, Fl 33601-3601

AFTER RECORDING RETURN TO:
Mid-State Homes, Inc.
P. O. Box 31601
Tampa, FL 33631-3601
Attn: H. R. Clarkson

TEP-U-76

EXHIBIT A

County of Davidson, State of Tennessee

Beginning at an iron pin on the south margin of Bear Hollow Road said pin being located in the west line of Tract 5 of the Bear Hollow Road Division; thence leaving said road and with the west line of Tract 5 S 02°28'08" W, 377.33 feet to an iron pin, the southwest corner of Tract 5; thence S 86°52'20" E, 117.60 feet to an iron pin, the northwest corner of Tract 24 of the aforementioned division; thence with the west line of Tract 24 S 02°28'08" W, 50.00 feet to a point; thence leaving Tract 24 N 86°52'20" W, 167.60 feet to a point; thence N 02°28'08" E, 436.27 feet to a point in the center of Bear Hollow Road, thence with the center of the road N 73°49'21" E, 52.77 feet to a point, the northwest corner of Tract 5; thence with the west line of Tract 5 S 02°28'08" W, 26.38 feet to the point of beginning. Also included in said property described as follows; Commencing at an iron pin on the south margin of Bear Hollow Road, said pin being located in the west line of Tract 5 of the David Wade Bear Hollow Road Division; thence leaving the road and with the west line of said Tract 5 S 02°28'08" W, 377.33 feet to an iron pin, the southwest corner of Tract 5; thence with the south lien of Tract 5 S 86°52'20" E, 117.60 feet to an iron pin, the true point of beginning for the herein described exclusion. Thence leaving this true point of beginning and continuing with the south line of Tract 5 S 86°52'20" E, 473.58 feet to an iron pin, the southeast corner of Tract 5; thence with a new line S 02°28'08" W, 349.39 feet to an iron pin, said pin being the northwest corner of Tract 25 and the northeast corner of Tract 4 of the David Wade Bear Hollow Road Division; thence with the north line of Tract 4 N 86°52'20" W, 210.00 feet to a point; thence with 4 new lines N 02° 28'08" E, 210.00 feet to a point; N 86°52'20" W, 160.00 feet to a point; N 02° 28'08" E, 89.39 feet to a point; said point being 50 feet south of the south line of the aforementioned Tract 5; thence running 50 feet south of and parallel to the south line of Tract 5, N 86°52'20" W, 103.58 feet to a point in the common line between Tracts 23 and 24 of said division; thence with said common line N 02° 28'08" E, 50.00 feet to the true point of beginning.

This being the same property conveyed from William E. McGuire, Sr. to Mid State Trust III, by Deed dated the 9th day of October, 1992 of record in Book 9983, Page 849, recorded on the 19 day of March, 1996, in the County of Davidson, State of Tennessee.

This being the same property conveyed from Judy E. McGuire to Mid State Trust III, by Deed dated the 9th day of October, 1992 of record in Book 9983, Page 852, recorded on the 19 day of March, 1996, in the County of Davidson, State of Tennessee.

Less and except any road right of ways of record. Grantor does not assume any liability for unpaid taxes.

This legal description is identical with that one of record in Book 7608, Page 648.

Parcel# 030000003600

Clerk of Circuit Court, Fla.
Hillsborough County
By Luis M. LeDuc, D.C.

THIS INSTRUMENT WAS PREPARED BY THOMAS E. PORTSMOUTH, ATTORNEY AT LAW. THIS DOCUMENT SHOULD BE RETURNED TO THE PREPARER AT: P.O. BOX 31601, TAMPA, FLORIDA 33631-3601.

RETURN TO
JIM WALTER HOMES, INC.
ATT: LISBE PIMIENTO
P.O BOX 31601
TAMPA, FLA. 33631-3601

## POWER OF ATTORNEY

This POWER OF ATTORNEY is granted to Mid-State Homes, Inc., a Florida corporation ("Mid-State") and to Jim Walter Homes, Inc., a Florida corporation ("Homes"), jointly and, either of them, severally, my Attorneys-in-Fact and Attorney-in-Fact, by Mid-State Trust III, a business trust, created pursuant to the Trust Agreement dated June 1, 1992, as amended or supplemented, between Wilmington Trust Company, (not in its individual capacity but solely as the owner trustee,) and Mid-State (as the grantor of the trust).

1992 JUN -6 AM 8:57
RICHARD AKE
CLERK CIRCUIT COURT
HILLSBOROUGH COUNTY
021746 18

W I T N E S S E T H

WHEREAS, Mid-State Trust III is now, and will in the future be, the holder of certain mortgages, deeds of trusts, deeds to secure debts, assignment of rents, and/or mortgage deeds which encumber certain real property (the "Property").

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS, which are intended to constitute a Power of Attorney, that Mid-State Trust III has made, constituted and appointed, and by these presents does make, constitute and appoint, Mid-State and Homes, acting either jointly or acting separately, its true and lawful Attorneys-in-Fact and its Attorney-in-Fact for it and in its name, place and stead and for its use and benefit, and with full power of substitution, to execute, acknowledge, verify, swear to, deliver, record and file, in its or its assignee's name, place and stead, all deeds, agreements for deed, foreclosure deeds, mortgages, deeds of trust, deeds to secure debt, mechanics lien contracts with power of sale, cancellations of mortgages, (together with all assignments of the foregoing instruments), releases, and satisfactions of mortgages, and/or their equivalent which relate to the Property, and to take all action required of Mid-State Trust III or which may be necessary or proper in the premises with respect to the Property.

No party relying upon any instrument executed by either

Mid-State or Homes pursuant to this Power of Attorney shall be required to ascertain the power or authority of either Mid-State or Homes as agents of Mid-State Trust III to execute any such instrument or to inquire into the satisfaction of any conditions precedent to the execution of any such instrument. This Power of Attorney shall be deemed coupled with an interest and it may not be revoked unless a revocation executed by Mid-State Trust III and Mid-State and Homes is filed and recorded in the same official records in which this Power of Attorney has been filed and recorded.

Mid-State Trust III does hereby ratify any and all acts performed in the name of Mid-State Trust III and any and all documents executed in the name of Mid-State Trust III by its Attorneys-in-Fact or its Attorney-in-Fact prior to the date hereof and subsequent to June 1, 1992 and acknowledges that any and all such acts or documents were fully authorized by Mid-State Trust III and Mid-State Trust III will not question the sufficiency of any instrument executed by said Attorneys-in-Fact or Attorney-in-Fact pursuant to this Power of Attorney, notwithstanding that the instrument fails to recite the consideration therefore or recites merely a nominal consideration; any person dealing with the subject matter of such instrument may do so as if full consideration therefore had been expressed herein.

IN WITNESS WHEREOF, the undersigned Mid-State Trust III has caused these presents to be executed this 1st day of July, 1992.

Mid-State Trust III

By: Wilmington Trust Company, not in its individual capacity but solely as Owner Trustee

Witness
Print Name: Emmett R. Harmon

By: _____
Its: Vice President

Witness
Print Name: Sonja F. Allen



(Corporate Seal)

ATTEST:

By: _____
Asst. Secretary

STATE OF Delaware

COUNTY OF New Castle

The foregoing instrument was acknowledged before me this 17th day of July, 1992 by Norma P. Closs of Wilmington Trust Company, as Trustee for Mid-State Trust III, under the Trust Agreement dated June 1, 1992, as amended or supplemented, acknowledged before me on this date that, being informed of the contents of this instrument, he, as such officer, and with full authority, executed the same voluntarily for and as an act of said association, acting in its capacity as aforesaid, and is personally known to me or has produced Delaware Driver's License as identification and who did (did not) take an oath.

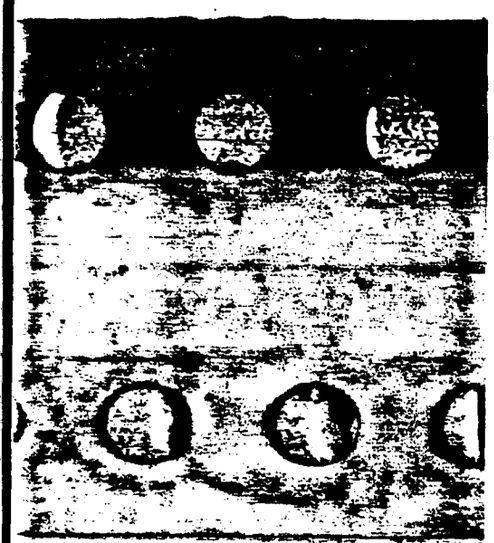
_____
NOTARY PUBLIC
Print Name:
Commission No.:
My Commission Expires:

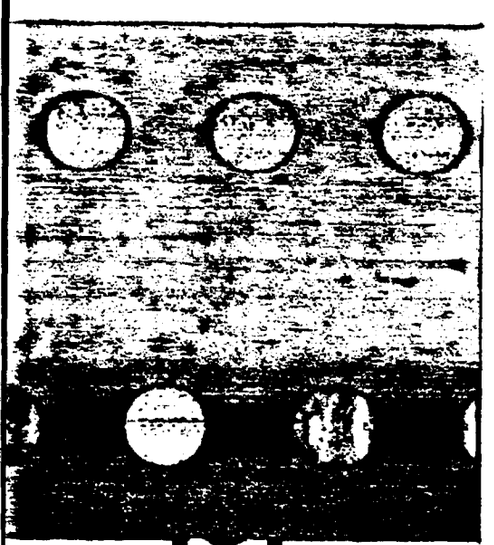
(SEAL)

SHARON M. BRENDLE
NOTARY PUBLIC
MY COMMISSION EXPIRES AUGUST 10, 1993

SF86795

-225 05/15 0101 03CHECK 52.75





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

RECEIVED OF _____

FOR _____

BOOK 10051 PG 650

| | | |
|---|---|---|
| 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 7500.00 |
| | | | | CON TX 27.75 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 24.00 |
| | | | | TOTAL 52.75 |
| | | | | CHECK 52.75 |
| | | | 05/16/96 01 | 13:17 0001 2225 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0182285
IDENTIF. ↑ REFERENCE

96 MAY 16 PM 1:18

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 1040188