96 JUN -3 AM 11:20
REGISTER
DAVIDSON COUNTY, TN.
0187881
IDENTIFICATION 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: (cmw) Title No: 37841
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
John P. Rhodes Lisa T. Rhodes 3430 Golf Club Lane Nashville, TN 37215	NationsBanc Mortgage Corporation P.O. Box 105076 Atlanta, GA 30348-5076

TAX MAP-PARCEL NUMBERS: 117-07-198

9220 06/03 0101 03CHECK 1781.60

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 **R. Hilton Wickham, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John P. Rhodes and spouse, Lisa T. Rhodes,** 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. 1 on the plan of resubdivision of Lots 194 and 222 on the North Part of Noel's Subdivision of Watkins Grove of record in Book 7900, page 940 and Surveyor's Certificate of Correction of record in Book 10033, page 776 , Register's Office for said County.

SAID Lot No. 1 fronts 100.00 feet on the easterly margin of Golf Club Lane and extends back between parallel lines 200.00 feet onto a dead line.

BEING the same property conveyed to R. Hilton Wickham by deed from Woodmont Hills Church of Christ, formerly known as Ashwood Church of Christ of record in Book 9653, page 172 and re-recorded in Book 9655, page 362, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

The property herein conveyed is subject to restrictive covenants of record in Book 9653 Page 172 and re-recorded in Book 9655, page 362 said Register's Office, and to the matters set forth in the referenced Plan of record.

Cynthia C. Wickham, the spouse of R. Hilton Wickham, joins in this conveyance solely to convey any marital interest she may have in subject property.

This instrument is executed on behalf of Cynthia C. Wickham by Robert Hilton Wickham as Attorney in Fact pursuant to a Power of Attorney of record in Book 8413, page 8, said Register's Office. 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: 3430 Golf Club Lane, Nashville, TN 37215

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 31st day of May, 1996.

R. Hilton Wickham

Cynthia C. Wickham, By: Robert Hilton Wickham, Atty-In-Fact

State of Tennessee
County of Davidson

On this 31st day of May, 1996, before me the undersigned authority, personally appeared, R. Hilton Wickham, 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: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

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: $ 478000.00

Affiant

Sworn and subscribed before me on the 31st day of May, 1996.

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

Notary Public

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 **Robert Hilton Wickham**, 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 **Cynthia C. Wickham**, 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 31st day of May, 1996.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

My Commission Expires 9/18/99

EXHIBIT "A"
To
WARRANTY DEED

FROM: R. Hilton Wickham

TO: John P. Rhodes and Lisa T. Rhodes

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.

Robert Hilton Wickham, Affiant

Sworn to and subscribed before me this

31st day of May, 1996.

Notary Public

My Commission Expires:

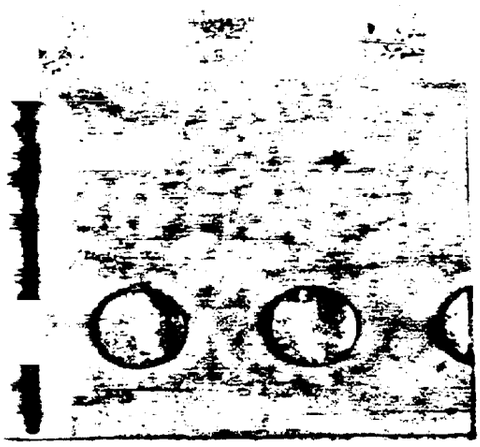
CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

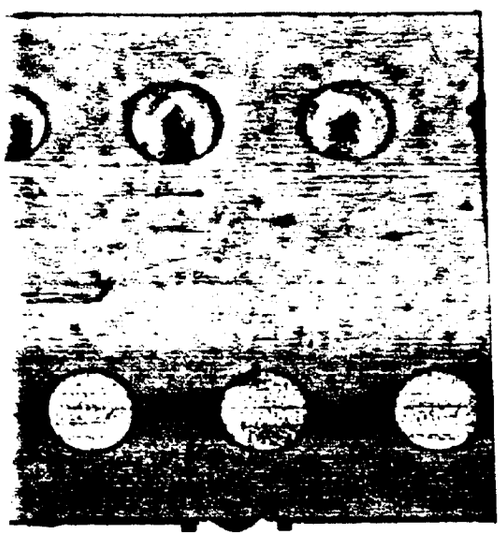
My Commission Expires 9/18/99

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE





RECEIVED OF _____

FOR _____

BOOK 10070 PG 67

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 478000.00
CON TX 1768.60
PRFEE 1.00
WDEED 12.00
TOTAL 1781.60
CHECK 1781.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08703796 01 11:24 9001 8222

0187881
IDENTIF. & REFERENCE

96 JUN -3 AM 11:20

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

No. 1046113