0194168

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

96 JUN 18 PM 4:00

REGISTER
DAVIDSON CO. TN.

W & I Ref: (cmw) Title No: 37847
Dav. Co. File: Box 8

BOOK 10090 PG 799

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Henry A. Trost Lynne G. Trost 1307 Lone Oak Circle Nashville, TN 37215	NationsBanc Mortgage Corporation P.O. Box 740017 Louisville, Ky. 40201

TAX MAP-PARCEL NUMBERS: 131-07-103 16DA 29190

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 **Jimmie Lynn Fadden and spouse, Barbara Elise Fadden,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Henry A. Trost and spouse, Lynne G. Trost,** 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. 34 on the Map of Lone Oak Heights of record in Book 1424, page 2, said Register's Office.

SAID Lot No. 34 fronts 100.0 feet on the southerly margin of Lone Oak Circle and extends back 422.9 feet on the westerly line and 457.2 feet on the easterly line to a dead line in the rear, measuring 95.0 feet thereon.

BEING the same property conveyed to Jimmie Lynn Fadden and wife, Barbara Elise Fadden, by deed from James Vance Fentress, Jr. and wife, Carol Lou Dickerson, of record in Book 7557, page 240, said Register's Office.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 1488, Page 131, said Register's Office, and to the matters set forth in the referenced Plan of record.

This instrument is executed on behalf of Jimmie Lynn Fadden by Barbara Elise Fadden 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: 1307 Lone Oak Circle, 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 13th day of June, 1996.

Jimmie Lynn Fadden — Barbara Elise Fadden

Jimmie Lynn Fadden, By: Barbara Elise Fadden, Atty-In-Fact

Barbara Elise Fadden

State of Tennessee
County of Davidson

On this 13th day of June, 1996, before me the undersigned authority, personally appeared **Barbara Elise Fadden**, 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.

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

My Commission Expires: _____ Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 250000.00

Affiant

Sworn and subscribed before me on the 14th day of June, 1996.

Notary Public

My Commission Expires: 1/25/97

5050 06/18 0101 03CHECK 938.00

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 **Barbara Elise Fadden**, 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 **Jimmie Lynn Fadden**, 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 13th day of June, 1996.

Notary Public

My Commission Expires:_____

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

EXHIBIT "A"
To
WARRANTY DEED

FROM: Jimmie Lynn Fadden and Barbara Elise Fadden

TO: Henry A. Trost and Lynne G. Trost

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.

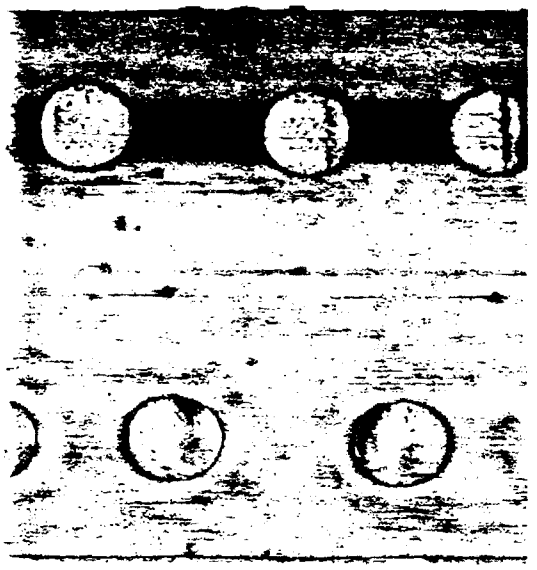
Barbara Elise Fadden
Barbara Elise Fadden, Affiant

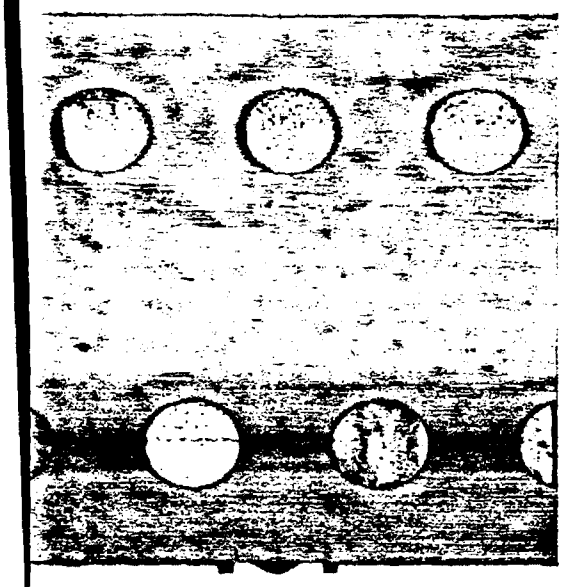
Sworn to and subscribed before me this 13th day of June, 1996.

Notary Public

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

My Commission Expires:_____





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10090 PG 802

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	250000.00
CON TX	925.00
PRFEE	1.00
WDEED	12.00
TOTAL	938.00
CHECK	938.00

06/18/96 01 16:03 0001 5050

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0194168
IDENTIF. REFERENCE

96 JUN 18 PM 4:00

REGISTER
DAVIDSON CO., TN.

No. 1052852