OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

ORT#: SV 2569067

STATE OF TENNESSEE)
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 102,085.00

Vaughan N. Charles
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 10th DAY OF July, 1996

NOTARY PUBLIC

My Commission expires: 11-27-98

(615) 385-2804 THIS INSTRUMENT PREPARED BY TN Sup Ct #003143
Marbut Glenn Gaston, Jr.,Lawyer,2211 Crestmoor Rd.,Nashville, TN 37215
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Vaughan N. Charles (NAME)	Countrywide Home Loans, Inc. (NAME)	150-9-205
301 Cedarcliff Rd. (ADDRESS)	155 N. Lake Avenue (ADDRESS)	2DX-05523
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Pasadena, CA 91109 (CITY) (STATE) (ZIP)	

Warranty Deed

3655 07/10 0101 03CHECK 386.77

For and in Consideration of the sum of $ 102,085.00 **cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we**
Glyn Morgan and wife, Frieda T. Morgan by and through their lawfully appointed Attorney In Fact, Ruth Randolph

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Vaughan N. Charles

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson **County, Tennessee, described as follows, to wit:**

Land in Davidson County, Tennessee, and being Lot No. 133 on the plan of Forest View Park, Phase II, Section V, as of record at Book 6250, page 458, Register's Office for said County, to which plan reference is hereby made and the same incorporated herein for a complete description of said lot.

Being all the same property conveyed to the grantor herein by deed as of record at Book 7000 , page 115 , said Register's Office.

Frieda T. Morgan and Freda T. Morgan being one and the same person as "Freda" was incorrectly typed in said deed to said grantor herein.

See Limited Power of Attorney of record in the pages immediately pre ceding this Warranty Deed.

This conveyance is subject to:

1. 1996 property taxes are a lien against the property but are not due and payable until October 1, 1996. 1995 property taxes in the amount of $976.50, and back taxes, are PAID IN FULL, as listed to Map-Parcel: 150-9-205; Field Book Number: 2DX-05523; with a property address shown to be of 301 Cedarcliff Rd., ANtioch, TN 37013.

2. Restrictive Covenants of record at Book 6569, page 294, said Register's Office.

3. The plan of record at Book 6250, page 458, said Register's Office, shows an owner's certificate, minimum building setback line of 20-feet from Cedarcliff Road and of 5-feet from Kinwood Drive, an easement for public utilities and drainage of 15-feet along the rear line and of 5-feet along the westerly and easterly side lines, an overhang easement across the northeasterly front corner, and a 2.5 x 25-foot utility anchor easement at the front northwest corner of said lot.

This is improved (X) property, known as 301 Cedarcliff Rd., Antioch, TN 37013
(House Number) (Street) (City) (State) (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. We do covenant with 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 unencumbered, unless otherwise set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 hands this 10th day of July, 19 96

PICK-UP
IDENTIFICATION REFERENCE
0202159

Glyn Morgan

By: Ruth Randolph
Ruth Randolph, A.I.F.

Frieda T. Morgan

By: Ruth Randolph
Ruth Randolph, A.I.F.

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned authority, a notary public in and for said County and State, did personally appear Ruth Randolph, to me known or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of the said Glyn Morgan etux Frieda T. Morgand who acknowledged that she executed the same as the free act and deed of Glyn Morgan etux Frieda T. Morga
WITNESS my hand and official seal at Nashville, TN, on July 10, 1996.

My commission expires: 11-27-99

Notary Public

AFFIDAVIT OF ATTORNEY IN FACT

This day appeared before me, the undersigned, a Notary Public in and for the Jurisdiction aforesaid, Ruth Randolph, Attorney In Fact, who made oath as follows:

1. That by appointment dated July 5, 1989, which is of recorded in the Register's Office for Davidson County, Tennessee, at Book _____, page _____, (or being recorded simultaneously with the instrument to which this affidavit is applicable)
I, Ruth Randolph was appointed as Attorney In Fact for, Glyn Morgan etux Frieda T. Morgan, the Principal, for the purposes set out therein.

2. That the said Principal is alive, to my best knowledge and belief at the this time, and that no instrument of revocation of my Power of Attorney has been delivered to me or filed for record in the Register's Office for said County, and at the time of the execution of the instrument to which this affidavit is applicable, in the principal's behalf , as well as all other documents so executed on the Principal's behalf this date, that I have not, or had not, at the time of doing any act pursuant to the powers of attorney, received actual knowledge or actual notice of the revocation or termination of the powers of attorney, by death, disability or otherwise, or notice of any facts indicating the same.

Given under my hand this 10 th day of July, 19 96.

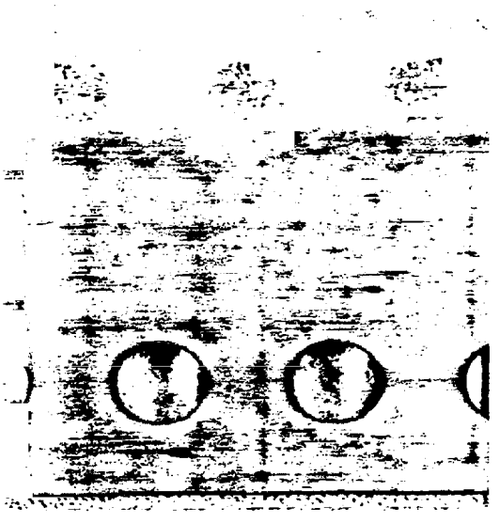
Ruth Randolph, Affiant

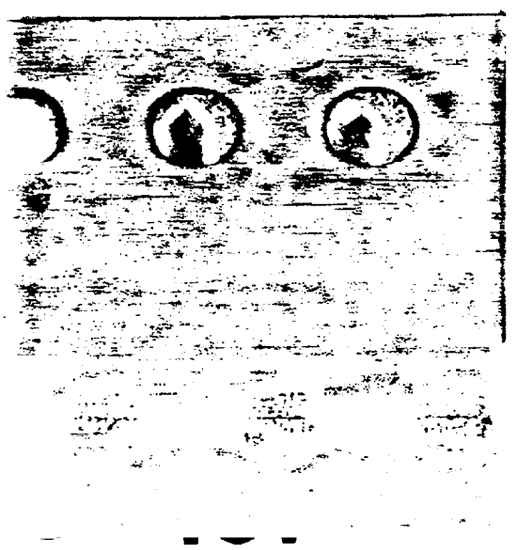
I, the undersigned, a Notary Public in and for the Jurisdiction aforesaid, in the State and County above stated, do certify that Ruth Randolph whose name is signed to the foregoing writing has acknowledged and sworn to the same before me in my jurisdiciton aforesaid. Sworn to and subscribed before me and given under my hand this 10 th day of July, 19 96, at Nashville Tennessee.

My commission expires: 11-27-99

Notary Public

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





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

RECEIVED OF _____

FOR _____

BOOK 10117 PG 59

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 102085.00
CON TX 377.77
PRFEE 1.00
WDEED 8.00
TOTAL 386.77
CHECK 386.77

07/10/96 01 14:57 0001 3655

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0202159
IDENTIF. ↑ REFERENCE

96 JUL 10 PM 12:48

REGISTER
DAVIDSON COUNTY, TN.

No. 1061358