BOOK 10184 PG 681

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref: (cmw) Title No: 38141
Dav. Co. File: Box 8

96 SEP 10 AM 10: 12

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

02223089

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Susan D. Shurling 813 Fatherland Street Nashville, TN 37206	First Republic Mortgage Corporation 3212 West End Avenue, Suite 500 Nashville, TN 37203

TAX MAP-PARCEL NUMBERS: 82-16-193 18W 04295

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 **Peter Francis Mulroy, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Susan D. Shurling, unmarried,** 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 45 feet of Lot No. 80 on the plan of Barrow Addition to Edgefield, now East Nashville, as of record in Plan Book 1, page 13, Chancery Court of Nashville.

SAID part of Lot No. 80 fronts 45 feet on the northerly side of Fatherland Street and runs back between parallel lines 170 feet to an alley.

BEING the same property conveyed to Peter Francis Mulroy by deed from David M. Butler and Margaret L. Butler of record in Book 9322, page 307, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.

This instrument is executed on behalf of Peter Francis Mulroy by Ben A. Allen 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: 813 Fatherland Street, Nashville, TN 37206

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 5th day of September, 1996.

Peter Francis Mulroy

Peter Francis Mulroy, By: Ben A. Allen, Atty-In-Fact

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: $ 115000.00

Affiant

Sworn and subscribed before me on the 5th day of September, 1996.

Notary Public

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

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 **Ben A. Allen**, 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 **Peter Francis Mulroy**, 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 5th day of September, 1996.

Notary Public

My Commission Expires:_____

EXHIBIT "A"
To
WARRANTY DEED

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

FROM: Peter Francis Mulroy

TO: Susan D. Shurling

AFFIDAVIT

6205 09/10 0101 03CHECK 438.50

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.

Ben A. Allen, Affiant

Sworn to and subscribed before me this

5th day of September, 1996.

Notary Public

My Commission Expires:_____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

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

RECEIVED OF _____

FOR _____

BOOK 10184 PG 684

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
115000.00
CON TX 425.50
PRFEE 1.00
WDEED 12.00
TOTAL 438.50
CHECK 438.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/10/96 01 10:14 0001 6205

0223089
IDENTIF. ↑ REFERENCE

96 SEP 10 AM 10: 13
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1028681