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: (jc) Title No: 38297
Dav. Co. File: Box 8

96 NOV -1 AM 11:11
REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

02424 40

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Whittington L. Bowers Elizabeth M. Bowers 6304 Sweet Gum Lane Nashville, TN 37221	Mid-State Financial Services, Inc. 2021 Richard Jones Road Nashville, TN 37215

TAX MAP-PARCEL NUMBERS: 155-8-A-43

BOOK 10245 PG 816

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 **Christopher Pridemore Kelly and spouse, Virginia Menzies Kelly,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Whittington L. Bowers and spouse, Elizabeth M. Bowers,** 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. 43 on the plan of Poplar Creek Estates, Phase I, of record in Book 6250, page 647, Register's Office for said County.

SAID Lot No. 43 fronts 102.39 feet on the southeasterly margin of Sweet Gum Lane and extends back 116.57 feet on the northeasterly line and 116.61 feet on the southwesterly line to a dead line in the rear, measuring 102.43 feet thereon.

BEING the same property conveyed to Christopher Pridemore Kelly and wife, Virginia Menzies Kelly by deed from Faxon Homes, Inc. of record in Book 7494, page 280, 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 the restrictive covenants, liens and other matters set forth in Book 6662, Page 433, Book 7270, page 648, Book 7964, page 33, Book 5349, page 921, Book 6474, page 346, Book 6486, page 587, Book 6474, page 354 and Book 6486, page 588, said Register's Office, and to the matters set forth in the referenced Plan of record.

This instrument is executed on behalf of Virginia Menzies Kelly by Christopher Pridemore Kelly 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: 6304 Sweet Gum Lane, Nashville, TN 37221

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.

BOOK 10245 PG 817

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 October, 1996.

Christopher Pridemore Kelly

Virginia Menzies Kelly, By: Christopher Pridemore Kelly, Atty-In-Fact

State of Tennessee
County of Davidson

On this 31st day of October, 1996, before me the undersigned authority, personally appeared **Christopher Pridemore Kelly**, 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.

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

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: $ 153250.00

Affiant

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

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

My Commission Expires: _____

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 **Christopher Pridemore Kelly**, 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 **Virginia Menzies Kelly**, 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 October, 1996.

Notary Public

My Commission Expires:

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

My Commission Expires 9/18/99

EXHIBIT "A"
To
WARRANTY DEED

FROM: Christopher Pridemore Kelly and Virginia Menzies Kelly

TO: Whittington L. Bowers and Elizabeth M. Bowers

6859 11/01 0101 03CHECK 580.03

AFFIDAVIT

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.

Christopher Pridemore Kelly, Affiant

Sworn to and subscribed before me this

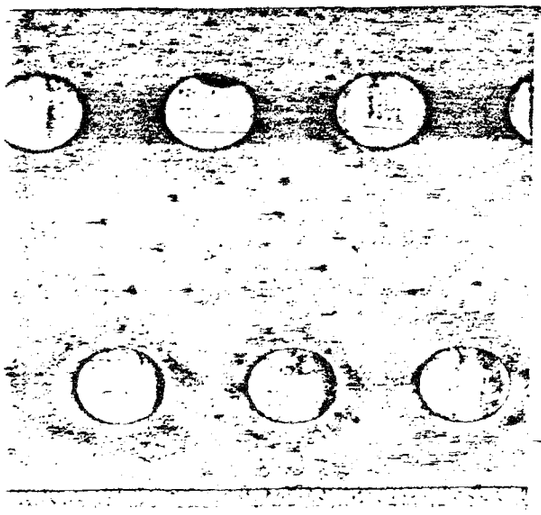
31st day of October, 1996.

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

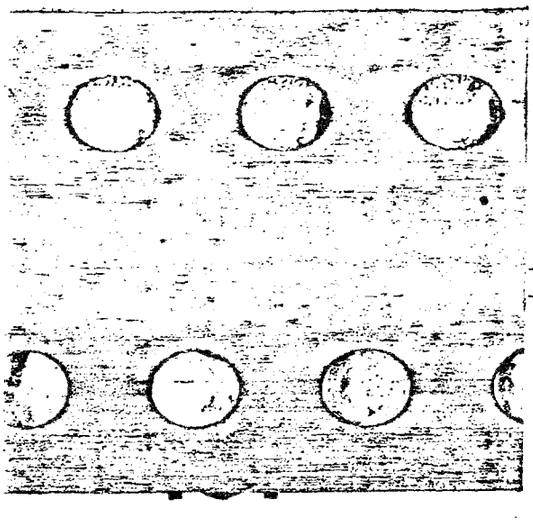
RECEIVED OF _____

FOR _____

BOOK 10245 PG 819

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 153250.00
CON TX 567.03
PRFEE 1.00
WDEED 12.00
TOTAL 580.03
CHECK 580.03

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0242440
IDENTIF. # REFERENCE

96 NOV -1 AM 11:11
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1083800