0250167

IDENTIFICATION REFERENCE

96 NOV 26 AM 9:05

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

MAIL TAX

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: (jb) Title No: 38309
Dav. Co. File: ~~Box 8~~

BOOK 10270 PG 938

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Stephanie Lively Tommy L. Pogue 632 Highland View Court Hermitage, TN 37076	Same

TAX MAP-PARCEL NUMBERS: 75-11-19

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 **Rick R. Wascher and spouse, Patricia B. Wascher,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Stephanie Lively, unmarried and Tommy L. Pogue, married,** 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. 437 on the plan of Section 2 Highlands of Tulip Grove of record in Book 4675, page 93, Register's Office for said County.

SAID Lot No. 437 fronts 80.00 feet on the westerly margin of Highland View Court and extends back between parallel lines 169.37 feet to a dead line.

BEING the same property conveyed to Rick R. Wascher and wife, Patricia B. Wascher by deed from James C. Meredith and wife, Sharon M. Meredith of record in Book 9176, page 964, 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 4880 Page 375 said Register's Office, and to the matters set forth in the referenced Plan of record.
This is improved property, known as: 632 Highland View Court, Hermitage, TN 37076

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 October, 1996.

Rick R. Wascher

Patricia B. Wascher, By: Rick R. Wascher, Atty-In-Fact

State of Tennessee
County of Davidson

On this 1st day of November, 1996, before me the undersigned authority, personally appeared **Rick R. Wascher** , 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

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: $ 128000.00

Affiant

Sworn and subscribed before me on the 1st day of November, 1996.

Notary Public

My Commission Expires: 3-3-97

VALERIE D. WRIGHT NOTARY PUBLIC AT LARGE KNOX COUNTY, TENN

BOOK 10270 PG 940

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 **Rick R. Wascher**, 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 **Patricia B. Wascher**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, on November 1, 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: Rick R. Wascher and Patricia B. Wascher

TO: Stephanie Lively and Tommy L. Pogue

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.

Rick R. Wascher, Affiant

Sworn to and subscribed before me

on November 1, 1996.

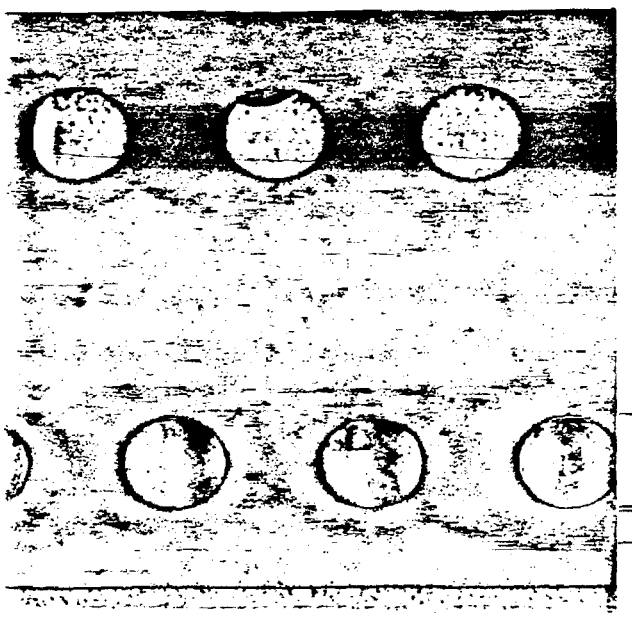
Notary Public

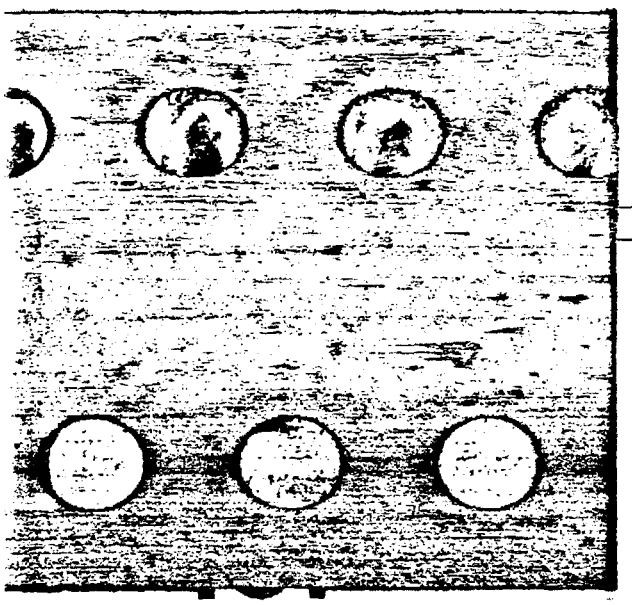
CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:

My Commission Expires 9/18/99

9339 11/26 0101 03CHECK 486.60





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

10270 941

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	
				128000.00
			CON TX	473.60
			PRFEE	1.00
			WDEED	12.00
			TOTAL	486.60
			CHECK	486.60
11/26/96	01		09:06 0001	9339

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02501167

IDENTIF. # REFERENCE

96 NOV 26 AM 9:05

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1092027