BOOK 10317 PG 933

97 JAN 13 PM 12:20

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. ▲ REFERENCE 02633652

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: (cmw/jb) Title No: 38481
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Matthew J. Hindman Nancy R. Hindan 145 Windsor Drive Nashville, TN 37205	NationsBanc Mortgage Corporation P. O. Box 105076 Atlanta, GA 30348-5076

TAX MAP-PARCEL NUMBERS: 130-01-87 07DZ 30115

4262 01/13 0101 03CHECK 612.40

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 **Cecil R. Scaife and spouse, Sherytha P. Scaife and LaRawn Scaife, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Matthew J. Hindman and spouse, Nancy R. Hindman,** 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. 145 on the Map of Bransford Realty Company's Belle Meade Golf Links Subdivision of record in Plat Book 421, pages 94 and 95, said Register's Office.

SAID Lot No. 145 fronts 60 feet on the northerly margin of Windsor Drive and extends back between parallel lines 200 feet to a dead line in the rear.

BEING the same property conveyed to Cecil R. Scaife and spouse, Sherytha P. Scaife and LaRawn Scaife, by deed from Judith Pond Britton, as devisee under the will of Harvey B. Pond of record in Will Book 154, page 615, Probate Court Clerk's Office of Davidson County, Tennessee of record in Book 9723, page 492, said Register's Office.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

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

Richard Rhea, the spouse of LaRawn Scaife joins in this conveyance solely to convey any marital interest he may have in subject property.

This instrument is executed on behalf of Cecil R. Scaife, also known as Cecil Ross Scaife, by Sherytha P. Scaife as his Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference.

This is improved property, known as: 145 Windsor Drive, Nashville, TN 37205

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 on January 8th ,19 97 .

Cecil R. Scaife
Cecil R. Scaife, By: Sherytha P. Scaife, Atty-In-Fact

Sherytha P. Scaife
Sherytha P. Scaife

LaRawn Scaife
LaRawn Scaife

Richard Rhea
Richard Rhea

State of Tennessee
County of Davidson

On January 6 ,19 97 , before me the undersigned authority, personally appeared **Richard Rhea**, 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.

Notary Public

My Commission Expires: 11-25-2000

State of Tennessee
County of Davidson

On January 8 ,1997 , before me the undersigned authority, personally appeared ~~Cecil R. Scaife and spouse~~ **Sherytha P. Scaife and LaRawn Scaife**, 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.

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

Notary Public

My Commission Expires: My Commission Expires 9/18/99

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 162,000.00

Affiant

Sworn and subscribed before me on January 8 ,1997 .

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

Notary Public

My Commission Expires: My Commission Expires 9/18/99

BOOK 10317 PG 935

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 **Sherytha P. Scaife**, 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 **Cecil Ross Scaife**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, on January 8, 1997.

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

My Commission Expires 9/18/99

Notary Public

My Commission Expires:_____

EXHIBIT "A"
To
WARRANTY DEED

FROM: Cecil R. Scaife and Sherytha P. Scaife

TO: Matthew J. Hindman and Nancy R. Hindman

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.

Sherytha P. Scaife, Affiant

Sworn to and subscribed before me

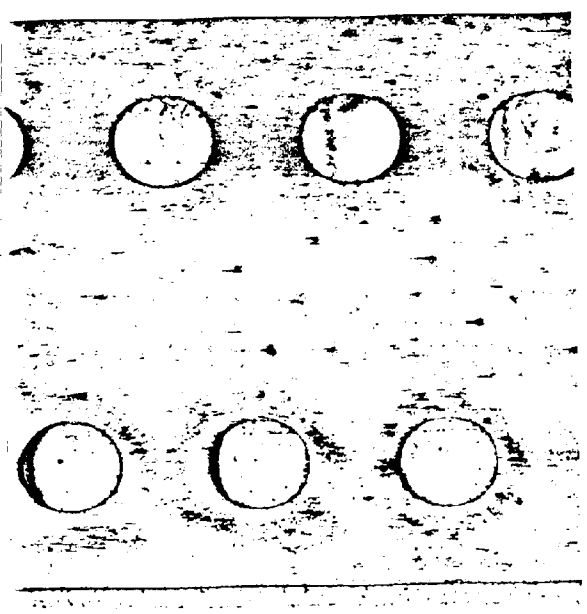
on January 8, 1997.

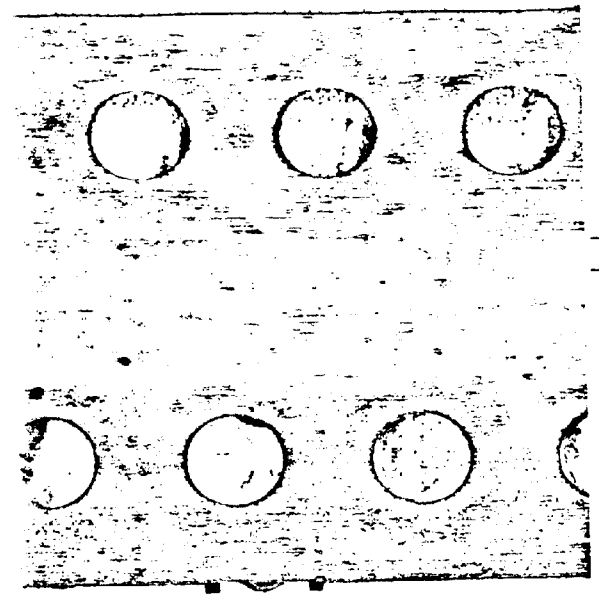
CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:_____

My Commission Expires 9/18/99





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

RECEIVED OF _____

FOR _____

BOOK 10317 PG 936

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
162000.00

CON TX	599.40
PRFEE	1.00
WDEED	12.00
TOTAL	612.40
CHECK	612.40

01/13/97 01 12:22 0001 4262

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0263652
IDENTIF. ↑ REFERENCE

97 JAN 13 PM 12:20
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1106776