BOOK 10577 PG 179

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) Title No: 39170
Dav. Co. File: Box 8

97 AUG 21 PM 1:55
FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
0339904

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Robert E. Higgins Lynn R. Higgins 1003 Clayton Avenue Nashville, TN 37204	CTX Mortgage Company P.O. Box 199000 Dallas, Texas 75219-9000

TAX MAP-PARCEL NUMBERS: 118-5-43 06DA 12620

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 129900.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Loree Main, now known as Loree Main Reed,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Robert E. Higgins and spouse, Lynn R. Higgins,** 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. 14 on the Map of the Subdivision of the South part of Dr. L. G. Noel's property, as of record in Book 947, Page 105, Register's Office for Davidson County, Tennessee.

SAID Lot No. 14 fronts 66 feet on the South side of Clayton Avenue and Runs back between parallel lines, 140 feet, to a dead line in the rear, on which it measures 66 feet.

BEING the same property conveyed to Garry Wimpy and wife, Loree Main and Robert Main and wife, Patricia A. Main, by deed from Mary E. Lee, unmarried of record in Book 8123, Page 501, Register's Office for Davidson County, Tennessee. Garry Wimpy has since conveyed all of his interest in subject property to Loree Main by Quitclaim deed of record in Book 8916, Page 609, said Register's Office. The said Robert Main and wife, Patricia A. Main subsequently conveyed all of their interest in, subject to Loree Main by Quitclaim Deed of record in Book 8944, Page 354, said Register's Office.

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

This instrument is executed on behalf of Loree Main Reed by Steve Myers 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: 1003 Clayton Avenue, Nashville, TN 37204

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 18th day of August, 1997.

Loree Main Reed

Loree Main Reed, By: Steve Myers, Atty-In-Fact

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: $ 129900.00

Affiant

Sworn and subscribed before me on the 18th day of August, 1997.

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

BOOK 10577 PG 181

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Steve Myers**, 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 **Loree Main Reed**, 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 18th day of August, 1997.

Notary Public

My Commission Expires:_____

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

EXHIBIT "A"
To
WARRANTY DEED

FROM: Loree Main Reed

TO: Robert E. Higgins and Lynn R. Higgins

9360 08/21 0101 03CHECK 493.63

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.

Steve Myers, Affiant

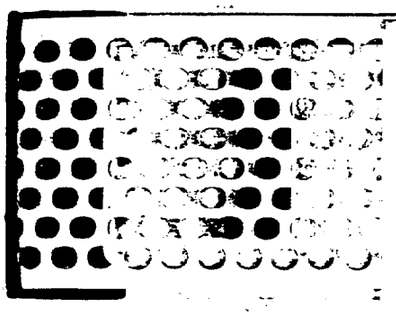
Sworn to and subscribed before me this

18th day of August, 1997.

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

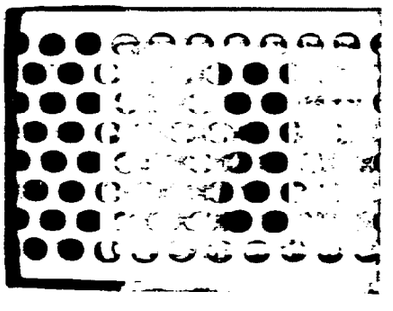
RECEIVED OF _____

FOR _____ BOOK 10577 PG 182

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
				12950.00
			CON TX	463.63
			PRFEE	1.00
			WDEED	12.00
			TOTAL	493.63
			CHECK	493.63
08/21/97	01	14:03	0001	9363

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0339904
IDENTIF. ↑ REFERENCE

97 AUG 21 PM 1:55
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1188894