BOOK 1067 PG 44

PLEASE RETURN TO:
AMERICAN ESCROW COMPANY
105 HAZEL PATH, P.O. BOX XXXX 1733
HENDERSONVILLE, TN 37077

STATE OF TENNESSEE
COUNTY OF Sumner }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 83,000.00

Anthony E Oldham
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 7th DAY OF November, 1997

J. Shelton
Notary Public

MY COMMISSION EXPIRES 09-25-99

(AFFIX SEAL) NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
AMERICAN ESCROW COMPANY, 105 Hazel Path, P.O. Box 1733, Hendersonville, TN 37077

NAME		ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	MORTGAGEE: SEND TAX BILLS TO		MAP-PARCEL NUMBERS
Anthony E. Oldham	Community Mortgage Corporation		11D-83720
(NAME)	(NAME)		
1537 Hudson Road	142 Timber Creek Drive		61-1-21
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)		
Madison, TN 37115	Cordova, TN 38018		
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. ZIP)		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Bobbie E. Young, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Anthony E. Oldham and wife, Angela Gowan

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being land in Davidson County, Tennessee, being Lot No. 8 on the Map of Nawakwa Hills Annex Subdivision as of record in Book 843, Page 64, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said Lot No. 8 fronts 400 feet on the northerly side of Hudson Lane and runs back north 16 deg. west 465 feet on the westerly line and north 16 deg. west 533 feet 5 inches on the easterly line, as measured from the center line of said lane, to the southerly line of Lot No. 6, and measures 400 feet thereon, containing 4.58 acres.

Included in the above description but expressly excluded from this conveyance is the following description:

Being a part of Lot No. 8, on the plan of Nawakwa Hills Annex Subdivision as of record in Book 843, Page 64, Register's Office for Davidson County, Tennessee, described as follows:
BEGINNING at a point in the center of Hudson Lane at the southeast corner of Lot No. 7 of said plan; thence with the easterly boundary of Lot No. 7, north 16 deg. 00" west 465 feet, more or less to the southerly boundary of Lot No. 6 of said plan; thence with the southerly boundary line of Lot No. 6, north 66 deg. 45' east 400 feet, more or less, to the westerly boundary of Lot No. 9 of said plan; thence with the westerly boundary of Lot No. 9, south 16 deg. east 188.5 feet, more or less, to a point which is 345 feet from the center of Hudson Lane; thence south 76 deg. 30' west 200 feet to a point thence south 16 deg. 00' east 345 feet to a point in the center of Hudson Lane; thence with the center of Hudson Lane South 76 deg. 30' west 200 feet to the point of beginning, and containing 3.00 acres, more or less. continued page 2.

This is improved (unimproved) XX property, known as 1537 Hudson Road (House Number) (Street) Madison, TN 37115 (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 7th day of November, 1997

Bobbie E. Young by Joe L. Young Her Atty in Fact

Bobbie E. Young by Joe L. Young her Atty-in-Fact

BOOK 10679 PG. 45

STATE OF TENNESSEE
County of Sumner

Personally appeared before me,
Bobbie E. Young, unmarried
with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of November , 19 97

Commission expires September 25, 1999

K. J. Shelton Notary Public

STATE OF TENNESSEE
County of Sumner

Personally appeared before me, Joe L. Young in his capacity as Attorney in Fact for his mother, Bobbie E. Young, unmarried
with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney in Fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 7th day of November 19 97

Commission expires September 25, 1999

K. J. Shelton Notary Public

NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

Being a part of the same property conveyed to Calbert B. Young and wife, Bobbie E. Young by Deed of record in Book 2031, Page 475, Register's Office for Davidson County, Tennessee.

Calbert B. Young having since died on July 28, 1977 in Davidson County, Tennessee. This conveyance is subject to all restrictions and easements of record.

Reference is hereby made to the Power of Attorney of Bobbie E. Young of record in Book 10639, Page 497, Register's Office for Davidson County, Tennessee.

The Affidavit of Attorney in Fact is hereby added to and made a part hereof.

Bobbie E. Young by Joe L. Young her Atty in fact

Bobbie E. Young By Joe L. Young her Atty-in-Fact

AFFIDAVIT OF ATTORNEY IN FACT

PURSUANT TO THE POWER OF ATTORNEY OF:

Bobbie E. Young

STATE OF TENNESSEE
COUNTY OF Sumner

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this Affidavit, or a certified true copy of this Affidavit, is attached 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 and authority granted unto the undersigned by said principal.

3. That the undersigned has no knowledge or notice of the termination of the power and authority granted unto the undersigned as Attorney in Fact for the said principal, either by revocation or by the said principal's death.

FURTHER THE AFFIANT SAYETH NOT:

WITNESS my hand on this the 7th day of November , 19 97 .

Joe L. Young

SWORN to and subscribed before me, this the 7th day of November , 19 97 .

Notary Public K. J. Shelton

K. J. SHELTON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.

My Commission Expires: 09/25/99

0368485

IDENTIF. & REFERENCE

97 NOV 10 PM 1:47

FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

0170 11/10 0101 03CHECK 320.10

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

RECEIVED OF _____

FOR _____

BOOK 10679 PG. 47

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 83000.00
CON TX 307.10
PRFEE 1.00
WDEED 12.00
TOTAL 320.10
CHECK 320.10
11/10/97 01 13:54 0001 0170

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0368485
IDENTIF. ↑ REFERENCE

97 NOV 10 PM 1:47

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1219356