BOOK 10940 PG 885

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

STATE OF TENNESSEE
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,500.00

Lonna D Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th DAY OF May, 1998

K J Sheltin
Notary Public K. J. Sheltin

MY COMMISSION EXPIRES September 25, 1999
(AFFIX SEAL)

K. J. SHELTON NOTARY PUBLIC 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
Lonna D. Smith	Norwest Mortgage, Inc.	53-3-438
(NAME)	(NAME)	
1201 Clarke Street	P. O. Box 5137	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Old Hickory, TN 37138	Des Moines, IA 50306-5137	
(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, Brad A. Sneed, a married man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lonna D. Smith, unmarried

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:

Land in Davidson County, Tennessee, Being Lot No. 2, on the Resubdivision of Lot No. 71 on the Plan of Village of Old Hickory, Section "B" of Record in Plat Book 4350, Page 142, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Brad A. Sneed a married man by deed of record in Book 10397, Page 811, Register's Office for Davidson County, Tennessee.

Reference is hereby made to the Power of Attorney of Marilyn K. Sneed being recorded simultaneously herewith. The Affidavit of Attorney-in-Fact is hereby added to and made a part hereof.

This conveyance is subject to all restrictions and easements of record.

Marilyn K. Sneed, spouse of Brad A. Sneed, joins in this conveyance for the express purpose of conveying any and all of her right, title and interest, including all marital and homestead rights, in and unto the within described property, to the named Grantee.

MAIL ENV.

98 MAY 21 AM 10:3

04406 34

FEES & TAXES RECEIVED
DAVIDSON COUNTY TITLE

REGISTER'S OFFICE FOR REFERENCE

unimproved
This is improved XX property, known as 1201 Clarke Street Old Hickory, TN 37138
(House Number) (Street) (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 15th day of May, 1998

BOOK 10940 PG 886

STATE OF TENNESSEE
County of Davidson

Personally appeared before me,
Brad A. Sneed, a married man
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 15th day of May, 1998

K. J. Shelton
Notary Public

Commission expires September 25, 1999

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

STATE OF TENNESSEE
County of Davidson

Personally appeared before me, Brad A. Sneed, in his capacity as attorney in fact for his wife, Marilyn K. Sneed
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 15th day of May, 1998

K. J. Shelton
Notary Public

Commission expires September 25, 1999

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

0190 05/21 0101 03CHECK 300.35

BOOK 10940 PG 887

This instrument prepared by / Please return to:
AMERICAN ESCROW COMPANY
P. O. Box 1733, Hendersonville, TN 37077
SPECIFIC DURABLE POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that I/We, MARILYN K. SNEED of 2526 E. 88th St. #1, Tulsa, OK 74137 hereby constitute and appoint my husband, Brad A. Sneed of 2526 E. 88th St. #1, Tulsa, OK 74137, as my true and lawful ATTORNEY IN FACT, to act for me, in my name, place and stead, with full power and authority to perform all necessary acts including, but not limited to, the execution and delivery of contract(s), deed(s), affidavit(s), closing statements(s), and all other documents which may be required pursuant to the sale of the real properties described in EXHIBIT A, which Exhibit A is attached hereto and made a part hereof.

SAID ATTORNEY IN FACT is hereby authorized to receive the proceeds of sale of said real property and to extend such proceeds to satisfy in full all liens and costs of sale, including but not limited to, repairs, sales commissions, closing fees, loan discount points and closing costs, and generally to act in the premises as effectually as I could do if personally present, and I do hereby ratify and confirm all that my said Attorney in Fact may lawfully do by virtue hereof.

I further direct that this instrument shall be deemed to be a "Durable Power of Attorney" (T.C.A.,§ 34-6-101 et seq.) which shall remain in full force and effect and shall not be revoked by operation of the law in the event of my subsequent mental and/or physical disability or incapacity. In the event of my death, any act(s) performed by my Attorney in Fact, in good faith, pursuant hereto, without his prior knowledge of my demise, shall be binding upon my estate, my heirs, and my successors in interest. An Affidavit executed by my Attorney in Fact stating that he did not have at the time of the exercise of the power actual knowledge of my demise shall be conclusive proof of the nonrevocation and nontermination of the power granted herein at that time and all parties relying hereupon may also rely upon such Affidavit.

IN order to facilitate Internal Revenue Service 1099 reporting requirements; I do hereby certify that my Social Security Number is: [redacted]-1306 and that my forwarding address is: 2526 E. 88th St. #1, Tulsa OK 74137.

WHENEVER used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 8 day of May 1998.

Marilyn K. Sneed
MARILYN K. SNEED

****

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, MARILYN K. SNEED with whom I am personally acquainted, or who proved to me based upon satisfactory evidence to be the person(s), who executed the foregoing instrument, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand, at office, this the 8th day of May 1998.

Peggy J. McElhaney
Notary Public
My Commission Expires: 9/18/99

EXHIBIT "A" TO THE
SPECIFIC DURABLE POWER OF ATTORNEY OF
MARILYN K. SNEED

****

PROPERTY DESCRIPTION

****

Land in Davidson County Tennessee, being Lot No. 2 on the Resubdivision of Lot No. 71 on the Plan of Villages of Old Hickory, Section "B" of record in Plat Book 4350, Page 142, in the Register's Office of Davidson County, Tennessee, which reference is made to said plat for a more complete description.

Being the same property conveyed to Brad A. Sneed, a married man by deed of record in Book 10397, Page 811, Register's Office for Davidson County, Tennessee.

Property Address: 1201 Clarke Street, Old Hickory, TN 37138

Marilyn K. Sneed
Marilyn K. Sneed

BOOK 10940 PG 889

AFFIDAVIT OF ATTORNEY IN FACT

PURSUANT TO THE POWER OF ATTORNEY OF:

Marilyn K. Sneed

STATE OF TENNESSEE
COUNTY OF Davidson

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 15th day of May , 19 98 .

Brad A. Sneed

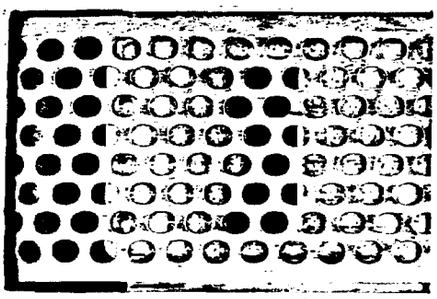
SWORN to and subscribed before me, this the 15th day of May , 19 98 .

Notary Public K. J. Shelton

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

My Commission Expires: 09/25/99

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



RECEIVED OF _____

FOR _____

BOOK 10940 PG 890

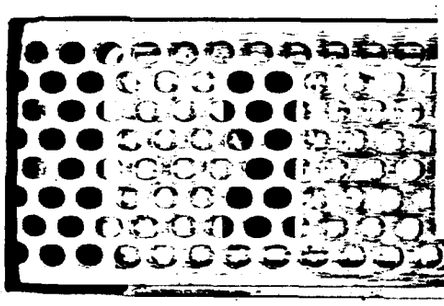
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

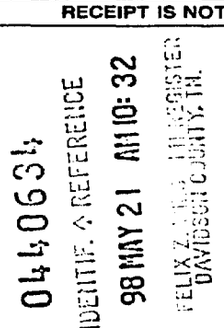
DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 75500.00
CON TX 279.35
PRFEE 1.00
WDEED 20.00
TOTAL 300.35
CHECK 300.35

05/21/98 01 10:32 0001 0190

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK





No. 1296167