THIS INSTRUMENT PREPARED BY/
PLEASE RETURN TO:
American Escrow Company
105 Hazel Path Mansion P. O. Box 1733
Hendersonville, TN 37077

Davidson County DEEDWARR
Recvd: 02/19/02 09:29 3pgs
Fees:18.00 Taxes:370.00

20020219-0020708

WARRANTY DEED

Address of New Owner(s) as Follows:	Mortgagee: Send Tax Bills To:	Map-Parcel Numbers
Marshall E. Rodgers, Jr. 510 Heritage Drive Apt. 187 Madison, TN 37115	SouthTrust Mortgage 1850 Parkway Place S-920 Marietta, GA 30067	42-8-178

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,

Michael McClain and, Scott McClain, both married men

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Marshall E. Rodgers, Jr. and wife, Sharnell L. Rodgers

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 the 2nd Civil District of Davidson County, Tennessee, being Lot Number 60, on the Plan of Heritage View Subdivision, Section One, of record in Plat Book 6900, Page 772, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael McClain and, Scott McClain, both married men by Deed, dated September 6, 1994 of record in Book 9459, Page 31, Register's Office for Davidson County, Tennessee.

The property conveyed herein is not the principal residence of the Grantors.

Reference is hereby made to the Power of Attorney of Scott McClain, being recorded simultaneously herewith in Instrument No. 20020219-0020707, Register's Office for Davidson County, Tennessee.

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.

This is improved property known as: 1525 Heritage View Blvd. Madison, TN 37115

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 8th day of February, 2002

Michael McClain *

BY: Michael McClain, his atty-in-fact

Michael McC. / Scott McC. By Michael McC. his atty-in-fact

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, MICHAEL MCCLAIN

with whom I am personally acquainted, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office the 8th day of February, 2002

My Commission expires: August 24, 2003

K. J. Shelton
Notary Public

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

My Commission Expires AUG 24, 2003

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me MICHAEL MCCLAIN, in his/her capacity as Attorney in Fact for SCOTT MCCLAIN, with whom I am personally acquainted, and who acknowledged the he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney in Fact of the maker and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand, at office this the 8th day of February, 2002

My Commission expires: August 24, 2003

K.J. Shelton
Notary Public

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

My Commission Expires AUG 24, 2003

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transaction is $ 100,000.00

Affiant

Subscribed and sworn to before me this 8th day of February, 2002

My Commission Expires: August 24, 2003

K. J. Shelton
Notary Public

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

My Commission Expires AUG 24, 2003

AMERICAN ESCROW COMPANY

AFFIDAVIT OF ATTORNEY IN FACT

Scott McClain

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 8th day of February, 2002

Michael McClain

SWORN to and subscribed before me, this 8th day of February, 2002

Notary Public K. J. Shelton

My Commission Expires: August 24, 2003

K. J. SHELTON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.
My Commission Expires AUG 24, 2003

AIF-POA.RDW