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

Davidson County DEEDWARR
Recvd: 07/24/02 09:56 3pgs
Fees:18.00 Taxes:367.41
20020724-0088736

WARRANTY DEED

Address of New Owner(s) as Follows:	Mortgagee: Send Tax Bills To:	Map-Parcel Numbers
Constantin Mihale 1005 Mallow Drive Madison, TN 37115	Crown Mortgage 833-C Wren Road Goodlettsville, TN 37072	043-06-0-34800 11D-62253

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,

W. J. Fillmore and wife, Cleo Fillmore

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

Constantin Mihale, a married man

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 more particularly described as follows, to wit: Being Lot No. 2 on the Plan of the Resubdivision of Parts of Lots 54 and 42 on the unrecorded Plan of the Subdivision of Anderson Estates, Tract 14, Book 1130, Page 37, Register's Office for Davidson County, Tennessee.), as shown of record in Book 5190, Page 103, said Register's Office, and being more particularly described as follows, to wit:

Said Lot No. 2 fronts 6.0 feet on the westerly margin of Nix Drive and runs back 175.35 feet on the northerly line and 175.79 feet on the southerly line to a dead line in the rear on which it measures 60.0 feet.

Being the same property conveyed to W. J. Fillmore and wife, Cleo Fillmore and Clayton W. Tidwell and wife, Llewellen S. Tidwell by Deed of record in Book 5271, Page 236 and thence conveyed to W. J. Fillmore and wife, Cleo Fillmore by Quitclaim Deed of record in Book 8584, Page 300, Register's Office for Davidson County, Tennessee.

Reference is hereby made to the Power of Attorney of W.J. Fillmore and wife, Cleo Fillmore, being recorded simultaneously herewith in Instrument No. 20020724-0088735, 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: 309 A & B Nix Drive 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 19th day of July, 2002

W. J. Fillmore
BY: Judy Lynn Fillmore, his atty-in-fact

Cleo Fillmore
BY: Judy Lynn Fillmore, her atty-in-fact

W. J. Fillmore by: Judy Lynn Fillmore, his atty-in-fact
Cleo Fillmore by: Judy Lynn Fillmore, her atty-in-fact

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me,

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

Witness my hand, at office the 19th day of July, 2002

My Commission expires: August 24, 2003

K. J. Shelton
Notary Public

STATE OF TENNESSEE

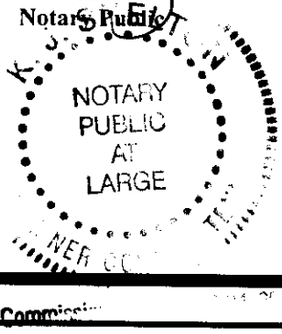
COUNTY OF SUMNER

Personally appeared before me Judy Lynn Fillmore, in his/her capacity as Attorney in Fact for W.J. Fillmore & wife, Cleo Fillmore, 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 19th day of July, 2002

K. J. Shelton
Notary Public

My Commission expires: August 24, 2003



STATE OF TENNESSEE
COUNTY OF SUMNER

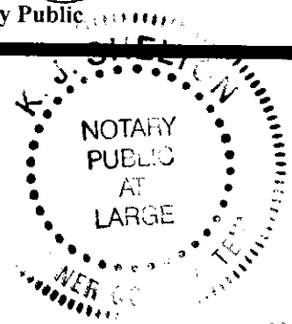
The actual consideration or value, whichever is greater, for this transaction is $ 99,300.00

Affiant

Subscribed and sworn to before me this 19th day of July, 2002

My Commission Expires: August 24, 2003

K. J. Shelton
Notary Public



AMERICAN ESCROW COMPANY

AFFIDAVIT OF ATTORNEY IN FACT

W.J. FILLMORE & WIFE, CLEO FILLMORE

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 19th day of July, 2002

JUDY LYNN FILLMORE

SWORN to and subscribed before me, this 19th day of July, 2002

Notary Public K. J. Shelton

My Commission Expires: August 24, 2003

K. J. SHELTON
NOTARY PUBLIC AT LARGE
TENN.

Commission Exp.

AIF-POA.RDW