For and in consideration of the sum of $ 14,000.00 Fourteen Thousand & No/100 - - - - - - - - - - - - - - - - - - - - - - - - DOLLARS cash in hand paid by Charles B.Powell, Sr. receipt of which is hereby acknowledged,

We, James D.Moreland and wife, Mary Louise Moreland have bargained and sold, and by these presents do transfer and convey unto the said Charles B.Powell Sr., and wife, Ruth Harmon Powell their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 25 on the unrecorded Plan of Merry Oaks Subdivision, in the 3rd Civil District of said County, and described as follows:
Beginning at a point in the easterly margin of Fairway Drive, the common corner of Lots 24 and 25; thence with the line between said lots, easterly 266.5 feet to a point in the west line of Lot 231; thence with the line between Lot 25 and Lots 231 and 232, southerly 84.1 feet to the common corner of Lots 25 and 26; thence with the line between Lots 25 and 26, westerly 271.6 feet to the easterly margin of Fairway Drive; thence with the margin of the same, northerly 84 feet to the beginning.

Being the same property conveyed to James D.Moreland and wife, Mary Louise Moreland, by deed from McFarland Heights, Incorporated, of record in Book 1881, page 405, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Charles B.Powell Sr. and wife, Ruth Harmon Powell their heirs and assigns, forever.

And we do covenant with the said Charles B.Powell Sr. and wife, Ruth Harmon Powell 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.

And we, James D.Moreland and wife, Mary Louise Moreland do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Charles B.Powell Sr. and wife, Ruth Harmon Powell, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 24 day of May, 1951.

James D. Moreland

Mary Louise Moreland

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Lawrence D. Richards, a Notary Public in and for said County and State, the within named James D.Moreland and wife, Mary Louise Moreland the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 31st day of May, 1951.

Commission expires May 1, 1954

Lawrence D. Richards
Notary Public

38184

WARRANTY DEED

FROM

James D.Moreland et ux

TO

Charles B.Powell Sr. et ux

STATE OF TENNESSEE
DAVIDSON COUNTY
JAMES P. WILSON, Register

FOLK-JORDAN COMPANY, Inc.
MORTGAGES - REAL ESTATE - INSURANCE
NASHVILLE, TENNESSEE