TENNESSEE TITLE COMPANY

BOOK 3836 PAGE 20

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Eugene F. Powse, et ux (NAME)	Community Fed. Sav. & Loan Assn. (NAME)	130-13505
1002-28th Avenue, North (STREET ADDRESS OR ROUTE NUMBER)	2430 Jefferson Street (STREET ADDRESS)	Map 69-4
Nashville Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, 37208, Tennessee (CITY) (ZONE) (STATE)	Par. 90

For and in consideration of the sum of Ten ($10.00) & 00/100---------- DOLLARS cash in hand paid by Eugene F. Powse and wife, Theadora F. Powse

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we, Blue Ribbon Homes, Inc.

hereinafter referred to as the GRANTOR has bargained and sold, and by these presents does transfer and convey unto the said 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 13th Civil District of Davidson County, Tennessee, being part of Tract No. 8 on the PLAN OF FAIRVIEW SUBDIVISION, of record in Book 974, page 41 Register's Office for said County, described according to a copy of a survey by Dickerson and Dickerson, Engineers, dated January 22, 1964, as follows:

BEGINNING at a point in the southerly margin of West Hamilton Road, which point is located 803 feet west of the intersection of the southerly margin of West Hamilton Road with the westerly margin of the Clarksville Highway, which point of intersection is also the northeast corner of Lot No. 1 of Tract 8 on the Revised Map of Fairview Subdivision, of record in Book 1130, page 54, said Register's Office; thence South 7° 15' West 220 feet to a point; thence North 81° 45' West 15.9 feet to a point; thence North 52° 09' West 96.7 feet to a point; thence North 4° 58' East 230 feet to a point in the southerly margin of West Hamilton Road; thence with the margin of the same, southeastwardly 115 feet to the point of beginning.

Being the same property conveyed to BLUE RIBBON HOMES, INC., by deed from L. F. Smith and wife, of record in Book 3703, page 593, said Register's Office.

unimproved ( ) This is improved (X) property, known as 3715 W. Hamilton Avenue Nashville (House Number) (Street) (P. O. Address:) (City or Town) (Postal Zone)

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 it does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And it does further covenant and bind itself, its successors 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. 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, the GRANTOR has caused this instrument to be executed by its duly authorized officers on this the 5th day of November, 1964

BLUE RIBBON HOMES, INC.

Attest: By: J. B. Guttman, Pres.

STATE OF TENNESSEE
DAVIDSON COUNTY

Before me, Robert Martin, a Notary Public within and for the State and County aforesaid, personally appeared J. B. Guttman with whom I am personally acquainted and who upon (his/her/their) oath(s) acknowledged (himself/herself/themselves) to be the President and respectively of the Blue Ribbon Homes, Inc. the within named bargainor, a corporation, and that (he/she/they) as such President and BY MAIL being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said J. B. Guttman President, and attesting the same by the said as such.

Witness my hand and official seal at office at Nashville, Tennessee this the 5th day of November, 1964.

My commission expires My Commission Expires Jan. 30, 1966

Robert Martin
Notary Public.

STATE TAX $ 29.75
PROBATE .50
TOTAL $ 29.75
NOV 25 1964
R. E. WORRALL as such
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN
PAID NOV 25 1964 5th
CT

TENNESSEE TITLE COMPANY

59841

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

NOV 25 3 54 PM '64

NOTE PAID 115 PAGE 470
RECORDING FEE 2.50
DEP. REG.

REGISTER STAMP BELOW

EUGENE F. POWSE, ET UX

To

BLUE RIBBON HOMES, INC.

FROM

Corporate Warranty Deed

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION

FORM NO. 1005 - REVISED