WARRANTY DEED

BOOK 3885 PAGE 654

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James A. Powell (NAME)	Kimbrough Phillips Co. (NAME)	13 DA 49946
2805 Eastland Avenue (STREET ADDRESS OR ROUTE NUMBER)	Union Street (STREET ADDRESS)	
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville 3 Tenn (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of $1.00

- - - - - - - - - - One and 00/100 - - - - - - - - - - - - - - - *DOLLARS*
cash paid by James A. Powell, the receipt of which is hereby acknowledged, and other good and valuable considerations,

I, Billie Jean Powell,
have bargained and sold, and by these presents do transfer and convey unto the said James A. Powell, his
heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being grantor's one-half undivided interest in the property described as follows:

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Meadow Rose Park Subdivision, Section 2, as of record in Book 2083, page 87, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Said Lot No. 9 fronts 100 feet on the westerly side of Eastland Avenue and extends back between lines, 150.23 feet on the northerly line and 150.23 feet on the southerly line to a dead line in the rear on which it measures 100 feet.

Being the same real property conveyed to James A. Powell and wife, Billie Jean Powell, by deed from James S. Jones and Charles R. Land dated December 5, 1955, filed December 7, 1955 and recorded in Book 2485, page 217, Register's Office for said County.

This is unimproved ( ) improved (X) property, known as 2805 Eastland Avenue, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James A. Powell, his
heirs and assigns, forever.

And I *do covenant with the said* James A. Powell
that I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And I, Billie Jean Powell,
do further covenant and bind myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* James A. Powell, his
heirs and assigns against the lawful claims of all persons whomsoever.
Witness my *hand this* 22nd *day of* January, *19* 65, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Billie Jean Powell

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Thomas O. H. Smith, Jr., a Notary Public in and for said County and State, Billie Jean Powell

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

Witness my hand and official seal at Nashville, Tennessee, this 29th day of January, 1965.

Thomas O. H. Smith
Notary Public

Commission expires 1-19-66

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, , a Notary Public of the State and County aforesaid, personally appeared , with whom I am personally acquainted, and who, upon oath, acknowledged self to be of the , the within named bargainor, a corporation, and that he as such , being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as .

Witness my hand and seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE TAX $ 3.25
PROBATE .50
TOTAL $ 4.25

APR 29 1965

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN
PAID APR 29 1965

74

WARRANTY DEED

FROM
Billie Jean Powell
TO
James A. Powell

78589

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

APR 29 3 45 PM '65
NO. 111 BOOK 480
RECORDING FEE 2.00
DEP. REG. C

Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE