New Owners: John T. Powers et ux
Address: 1021 Jasperson Dr.
Madison, Tenn.

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Map 63
Parcel 73

WARRANTY DEED — **MADISON TITLE COMPANY**

INFORMATION FOR METROPOLITAN TAX ASSESSOR: Tax Parcel No. _____
SEND TAX NOTICES TO: John T. Powers et ux James
ADDRESS: _____

For and in Consideration of the sum of TEN AND NO/100---------- ($10.00) DOLLARS

cash in hand paid by the grantees hereinafter named, and other good and valuable considerations, the receipt of which is hereby acknowledged,

STATE OF TENNESSEE
COUNTY OF _____

I hereby swear, or affirm, that the actual consideration for this transfer, or value of the property transferred, whichever is greater is $_____, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

_____
Affiant

Subscribed and sworn to before me this the ___ day of _____ 19__

_____
Notary Public

Commission Expires:

We, ERNEST GRISHAM AND WIFE, WINNIE ALLEN GRISHAM, hereinafter called the grantors,

have bargained and sold, and by these presents do transfer and convey unto JOHN T. POWERS AND WIFE, MELBA S. POWERS, herein 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 11th, formerly the 19th, Civil District of Davidson County, Tennessee, being Lot No. 4 on the Plan of the Subdivision of the L. C. Huffines Land, not of record, and described according to a survey made by Harvey Gee, May 17, 1948, as follows:

Beginning at a point in the center of Nawakwa Trail, now called Pawnee Trail, 643.3 feet easterly from the southeast corner of Hudson Road and Nawakwa Trail, now called Pawnee Trail, the northwest corner of Lot No. 5 on said survey conveyed to L. R.Hennessee and wife by deed from Ernest Grisham and wife, dated May 24, 1968, and recorded in Book ___, page ___, Register's Office for said County; thence with said Hennessee South 14° 30' East 400 feet to an iron pin in the north boundary line of a 13.1 acre tract of land as shown on said survey; thence with the north boundary line of said 13.1 acre tract South 75° 15' West 150 feet to a point; thence North 14° 30' West 400 feet to a point in the center of said Pawnee Trail; thence with the center of Pawnee Trail North 75° 15' East 150 feet to the beginning.

Being part of the same property conveyed to Ernest Grisham and wife, Winnie Allen Grisham, by deed from George P. Howell et al., of record in Book 2451, page 283, Register's Office for Davidson County, Tennessee.

(This instrument was prepared by James A. Lesemann, Attorney at Law,
320 Gallatin Road, Madison, Tennessee.)

This conveyance is made subject to the following restrictive covenant which shall be a covenant running with the land and binding upon the said grantess, their heirs and assigns:

No residence shall be erected on the property herein described having less than 1400 square feet of ground floor space devoted to the living area and all porches, breezeways, garages and similar spaces shall be in addition to and not included in said 1400 square feet.

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $ 32.50. Affiant John Pendred
Subscribed and sworn to before me this 12 day of June 19 68
Deputy Register A. Gentry

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.

And we, the said grantors, 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.

Witness our hand s this 5th day of June, 1968

Ernest Grisham
(Ernest Grisham)

Winnie Allen Grisham
(Winnie Allen Grisham)

STATE OF TENNESSEE
Davidson County.

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ernest Grisham and wife, Winnie Allen Grisham,

the bargainor S, 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 Madison, Tennessee, this 12 day of June, 1968.

James A. Lemmon, Notary Public at Large

Commission Expires 4-14-71

STATE OF _____
County of _____

Personally appeared before me, _____, Notary Public in and for said County and State, the within named _____

the bargainor ___, with whom I am personally acquainted, and who acknowledges that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this _____ day of _____, 19___.

_____, Notary Public

Commission Expires _____

STATE OF TENNESSEE
_____ County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____

and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19___.

My commission expires _____

_____
Notary Public

Mail
1021 Carpenter
Nashville Tenn

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WARRANTY DEED

FROM
ERNEST GRISHAM ET UX

TO
JOHN T. POWERS ET UX

Madison Title Company
MADISON, TENNESSEE

A 0 1 3 2 9

IDENTIF. REFERENCE

JUN 12 2 33 PM '68

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JUN 12	CONV	*3,750.00			
JUN 12	S TAX		A*	9.62	
JUN 12	FEE		A*	.50	
JUN 12	RECORD		A*	6.00	* 16.12