WARRANTY DEED

BOOK 4421 PAGE 390

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Joe L. Powers	Guaranty Mtg Co.	Map 164-8
(NAME) Benzing Road	311-7th Ave. N.	Par. 25
(STREET ADDRESS OR ROUTE NUMBER) Nashville Tenn.	(STREET ADDRESS) Nash. Tenn.	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	Plat

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) ---------- Dollars, and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged, including the assumption to pay the indebtedness as evidenced by an instrument of record in Book _____, page _____, Register's Office for Davidson County, Tennessee.

I, Phillip Saindon, Trustee

have this day bargained and sold, and do hereby transfer and convey unto the said Joe L. Powers and wife, Sandra M. Powers their ~~successors~~, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 44 on the Plan of Antioch Park Section I, as of record in Book 3600, page 96, Register's Office for said County.

Said Lot No. 44 fronts 75.0 feet on the southeasterly side of Benzing Road and extends back between parallel lines 140.0 feet to a line in the rear on which it measures 75.0 feet.

Being the same property conveyed to Phillip Saindon, Trustee by deed from Hubert M. Booth and wife, Leta A. Booth of record in Book 4218, page 57, Register's Office for Davidson County, Tennessee.

It is agreed and understood that the escrow account in connection with the aforesaid indebtedness is hereby transferred to said purchasers. Insurance on said property is transferred to said purchasers.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 17,533.92

Subscribed and sworn to before me, this the _____ day of June, 1970

Affiant

My commission expires: Jan 23 1972 (Affix Seal)

Notary Public

This is { } unimproved { } improved property, known as _____ (House Number) _____ (Street) P. O. Address: _____ (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Joe L. Powers and wife, Sandra M. Powers their ~~successors~~ heirs and assigns forever. I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as noted above.

I further covenant and bind my trust, my successors in trust heirs and representatives, to warrant and forever defend the title to said real estate to said Joe L. Powers and wife, Sandra M. Powers, their ~~successors~~ heirs and assigns, against the lawful claims of all persons.

Witness my hand this 28 day of June, 1970, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Phillip Saindon Trustee

This Instrument Was Prepared By

Phillip Saindon (pf)

Of The Law Firm Pedigo & Saindon

Stahlman Building: Nashville, Tennessee

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ROBERT L. TAYLOR, *a Notary Public in and for said County and State,* Phillip Saindon, Trustee

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

Witness my hand and official seal at Nashville, Tennessee *this* 28 *day of* April, *19* 70.

Robert L. Taylor
Notary Public

Commission expires 11-4-70

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 .....

JUN-2	CONV	17,533.12			
JUN-2	S'TAX		A*	15.50	
JUN-2	PR'FEE		A*	.50	
JUN-2	W'DEED		A*	3.00	* 49.00

WARRANTY DEED

FROM

PHILLIP SAINDON, TRUSTEE

TO

JOE L. POWERS, ET UX

A 7 9 2 4 4

IDENTIF. REFERENCE

JUN 2 1 19 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company

American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

PEDIGO & SAINDON