WARRANTY DEED

BOOK 4430 PAGE 148

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Melvin E. Garrett	Grantee	Map 133-12
(NAME) 424 Tampa Dr.	(NAME) Same	Par. 101
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn.	(STREET ADDRESS) Same	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	Pd

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 tc pay an indebtedness as evidenced by an instrument of record in Book 4390, page 64, Register's Office for Davidson County, Tennessee.

We, Joe L. Powers and wife, Sandra M. Powers,

have this day bargained and sold, and do hereby transfer and convey unto the said

Melvin E. Garrett and wife, Ann W. Garrett,

their ~~successors~~, *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 55 on the Plan of Windsor Park, as of record in Book 3600, page 64, and as amended in Book 4271, page 528, Register's Office for said County.

Said Lot No. 55 fronts 67.6 feet on the easterly margin of Tampa Drive and extends back 225.12 feet on the southerly line and 217.00 feet on the northerly line to a line in the rear on which it measures 68.10 feet.

Being the same property conveyed to Joe L. Powers and wife, Sandra M. Powers, by deed from Carl W. Smithson and William H. Smithson, d/b/a Smithson Construction Company, of record in Book 4390, page 62, Register's Office for said County.

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: $

Subscribed and sworn to before me, this the 16 day of May, 1970

My commission expires: July 31, 1973 (Affix Seal)

Affiant

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

Melvin E. Garrett and wife, Ann W. Garrett, their ~~successors~~,

heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said*

Melvin E. Garrett and wife, Ann W. Garrett, their

(~~successors~~), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 16 *day of* May, 19 70 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Joe L. Powers

Sandra M. Powers

This Instrument Was Prepared By

Phillip Saindon (emp)

Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, [illegible] *a Notary Public in and for said County and State,* Joe L. Powers and wife, Sandra M. Powers, *the within named 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* 6 *day of* May, *19*70

Zuella H. Smithson *Notary Public*

Commission expires July 31, 1973

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 .....

JUL-9 70	CONV	18,000.00				
JUL-9 70 S'TAX			A*	46.80		
JUL-9 70 PR'FEE			A*	.50		
JUL-9 70	W'DEED		A*	3.00	*	50.30

A 8 3 1 1 7

IDENTIF. REFERENCE

JUL 9 10 36 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

JOE L. POWERS, ET UX

TO

MELVIN E. GARRETT, ET UX

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