Form No. WD-1

BOOK 1469 PAGE 729

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $_____

$8,500.00 Charles R. Powell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF December, 1970

Notary Public EDWARD SEDDON

MY COMMISSION EXPIRES: 11/26/73

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Edward Seddon, Attorney — 480 James Robertson Pkwy. Nashville, Tennessee 37219
NAME — ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles R. Powell Et ux (NAME)	Mortgage Associates, Inc. (NAME)	14D 23000
3559 Old Clarksville Hwy (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 28146 (STREET ADDRESS)	Map 22
Joelton, Tenn. 37080 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30328 (CITY) (STATE) (ZIP)	Pcl. 63 pm

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Carl L. Gibson and wife, Alberta Gibson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles R. Powell and wife, Barbara H. Powell

HEREINAFTER 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:

BEING a lot or parcel of land in the 14th Civil District of Davidson County, Tennessee. Being Lot No. 1 on the Map of C. T. Moses' lands not of record.

BEGINNING at a point on the southerly margin of the Old Clarksville Pike, Pruitt's corner; thence with Pruitt's easterly line, South 6 degrees 30 feet East 357 feet; thence South 73 degrees East 53.4 feet to the corner of lots numbers 1 and 2; thence with a line between said two lots, northwardly to a point on the southerly margin of the Old Clarksville Pike; thence with said Pike, westwardly 75 feet to the point of beginning.

BEING the same real property conveyed to Carl L. Gibson and wife, Alice D. Gibson, by deed from Robert Hankins and wife, Irene Hankins, of record in Book 3914, Page 702, Register's Office for Davidson County, Tennessee. This conveyance is made subject to easement for right-of-way for gas line as set out in instrument of record in Book 1357, Page 122, R.O.D.C.

This is { unimproved / X improved } property, known as 3559 Old Clarksville Highway, Joelton, Tennessee 37080
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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, unless otherwise herein set out; and we 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 4th day of December, 19 70

Carl L. Gibson

Alberta Gibson

STATE OF TENNESSEE
Davidson County

BOOK 1469 PAGE 730

Personally appeared before me, Edward Seddon, a Notary Public in and for said County and State, the within named Carl L. Gibson and wife, Alberta Gibson

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 Nashville, Davidson Cty., Tennessee, this 4th day of December 1970

Commission expires 11/26/73

Notary Public

EDWARD SEDDON

STATE OF TENNESSEE
Davidson 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
(his oath) (himself)
upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____
(they)
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

WARRANTY DEED

FROM

CARL L. GIBSON AND WIFE.

ALBERTA GIBSON

TO

CHARLES R. POWELL AND WIFE.

BARBARA H. POWELL

B 00606

IDENTIF. REFERENCE

DEC 30 2 25 PM '70

FELIX [illegible] II REGISTER
DAVIDSON COUNTY, TENN.

Edward Seddon
Attorney-at-Law
Post Office Box 2523
480 Jas. Robertson Pkwy.
Nashville, Tennessee 37219

DEC 30 70	CONV	*8,500.00				
DEC 30 70	S'TAX		A*	22.10		
DEC 30 70	PR'FEE		A*	.50		
DEC 30 70	W'DEED		A*	3.00	*	25.60