This instrument prepared by James J. Ligon, Jr.

WARRANTY DEED

BOOK 4526 PAGE 705

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Charles Henry Powers	Commerce Union Bank	4D-24490
(NAME)	(NAME)	
653 Albany Drive	800 Main Street	Map 75-8
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Hermitage, Tenn. 37076	Nashville, Tenn. 37206	Par 49
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100----------

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Dollars,

Cash in Hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

James J. Ligon, Jr. and wife, Marcelle B. Ligon, hereinafter called the Grantors,

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

Charles Henry Powers and wife, Bettye K. Powers, hereinafter called the Grantees, their

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

Being Lot No. 254 on the Map of Tulip Grove Subdivision, Section 4, as of record in Book 4175, Page 12, Register's Office for Davidson County, Tennessee.

Said Lot No. 254 fronts 80.00 feet onthe northeasterly margin of Albany Drive and runs back between lines, 158.56 feet on the northwesterly line and 161.42 feet onthe southeasterly line to a line in the rear, measuring 80.05 feet thereon.

Being part of the same property conveyed to Johnson Homes, Inc. by deed from Miller Kimbrough, Trustee, of record in Book 4359, Page 621, said Register's Office.

Being the same property conveyed to James J. Ligon, Jr. and wife, Marcelle B. Ligon, by deed from Johnson Homes, Inc. of record in Book 4380, Page 76, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 27,524.19

Subscribed and sworn to before me, this the 6th day of August 19 71

Affiant

My commission expires April 21, 1974 (Affix Seal)

Notary Public

This is ~~unimproved~~ ( ) improved (X) property, known as 653 Albany Drive, Hermitage, Tennessee 37076
(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

James J. Ligon, Jr. and wife, Marcelle B. Ligon

their

(~~successors~~), heirs and assigns forever. we do *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.*

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 said real estate to said* Grantees, Charles Henry Powers and wife, Bettye K. Power, their

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

Witness our *hand* s *this* 6th *day of* August, 19 71 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James J. Ligon, Jr.

Marcelle B. Ligon

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, undersigned, *a Notary Public in and for said County and State,* James J. Ligon, Jr. and wife, Marcelle B. Ligon, *the within named 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, Tennessee, *this* 6th *day of* August, *19* 71

Sandra Dilley
Notary Public

Commission expires April 21 1974

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 .....

AUG-6??	CONV	27,524.19			
AUG-6??	S TAX		A*	71.50	
AUG-6??	PR FEE		A*	.50	
AUG-6??	W DEED		A*	4.00	* 76.00

WARRANTY DEED

FROM
James J. Ligon, Jr. and wife,
Marcelle B. Ligon

TO
Charles Henry Powers and wife,
Bettye K. Powers

B 25807

IDENTIF. REFERENCE

AUG 6 11 46 AM '71

FELIX Z WILSON JR 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