WARRANTY DEED

BOOK 4539 PAGE 740

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Thomas J. Powers, etux	Nahsan Jefferson Inc	Map 108-15
(NAME)	(NAME)	
741 Newberry Road	J. C. Bradford Realty	Par. 16
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville - Davidson	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	Part

FOR AND IN CONSIDERATION of the sum of .....

----------Ten & NO/100---------- *Dollars,*

the assumption of the balance due on a note in the original amount of $17,000 as more particularly set out in a Deed of Trust from Joseph William Foxall, etux to Albert William Johnson, Trustee dated February 21, 1966 of record in Book 3989, Page 949, R.O.D.C., Tennessee and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, we, Joseph William Foxall and wife, Betty S. Foxall

have this day bargained and sold, and do hereby transfer and convey unto the said Thomas J. Powers and wife, Lalah K. Powers, their

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

Land in Davidson County, Tennessee, being Lot No. 203 on the Plan of Brook Meade, Section VI, of record in Book 2331, Pages 3 and 4, Register's Office for said County, described as follows:

Said lot No. 203 fronts 121 feet on the northwesterly margin of Newberry Road, and extends back northwardly 353 feet on the northeasterly side, and 336 feet on the southwesterly side to a dead line in the rear on which it measures 122.2 feet.

Being the same property conveyed to Joseph William Foxall and wife, Betty S. Foxall, by deed from Howard C. Anderson, Jr., and wife, of record in Book 3989, Page 947, said Register's Office.

Subject to 10-foot easement for public utility purposes along rear line of premises, 60-foot building setback line of Newberry Road, anchor easement and conditions of owner's certificate as shown on plan of record in Book 2333, Page 629, R.O.D.C., Tennessee; restrictive covenants contained in an instrument of record in Book 2333, Page 629, R.O.D.C., Tennessee and 1971 property taxes prorated and assumed by purchasers.

STATE OF TENNESSEE, COUNTY OF DAVIDSON } The actual consideration or value whichever is greater for this transfer is $ 24,500.00

Subscribed and sworn to before me, this the 24th day of September, 19 71

Affiant

My commission expires on 5-4-75 (Affix Seal)

Notary Public

This is (unimproved ( ) improved (X)) property, known as 741 Newberry Road, Nashville, Tennessee (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 Thomas J. Powers and wife, Lalah K. Powers, 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.* except as stated above.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Thomas J. Powers and wife, Lalah K. Powers, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hands this 24th day of September, 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.*

Joseph William Foxall
JOSEPH WILLIAM FOXALL

Betty S. Foxall
BETTY S. FOXALL

This instrument prepared by William F. Howard, Attorney, 700 American Trust Building, Nashville, Tennessee

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Nancy C. Walker, *a Notary Public in and for said County and, State,* Joseph William Foxall and wife, Betty S. Foxall,

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* 22nd *day of* Sept., *19* 71

Nancy C. Walker *Notary Public*

Commission expires 5-4-75

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 .....

SEP 24	CONV	24,500.00				
SEP 24	S TAX		A*	63.70		
SEP 24	PB FEE		A*	.50		
SEP 24	W DEED		A*	4.00	*	68.20

WARRANTY DEED
FROM
JOSEPH WILLIAM FOXALL, ETUX
TO
THOMAS J. POWERS, ETUX

B 31857

IDENTIF. REFERENCE

SEP 24 1 05 PM '71

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 256-3650
NASHVILLE, TENNESSEE