BOOK 4574 PAGE 54

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Mr.&Mrs.Tommy P. Powers	Lovell & Malone, Inc.	
(NAME)	(NAME)	
297 Becklea Drive	P. O. Box 2663 - Uptown Station	Map 43-6
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, Tennessee 37115	Nashville, Tennessee 37219	Par. 253
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	Pd

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 ($10.00) - DOLLARS

JOHN RIADON HOMES, INC., A TENNESSEE CORPORATION

have bargained and sold, and by these presents do transfer and convey unto the said
TOMMY P. POWERS AND WIFE, MARTHA W. POWERS

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows:

Land located in Davidson County, Tennessee being Lot No. 226 on the Plan of Section Six Madison Park Subdivision, of record in Book 4300, page 58, Register's Office for said County, described as follows:

Said Lot No. 226 fronts 76 feet on the westerly side of Becklea Drive and extends back 118.23 feet on the northerly line and 136.3 feet on the southerly line to a line in the rear on which it measures 53.30 feet.

Being part of the property conveyed to Riadon & Green Construction Co., Inc., by deed from L & H Development Company, Inc., of record in Book 4436, page 190, said Register's Office, now known as John Riadon Homes, Inc. by Charter Amendment.

The above described property is conveyed subject to Restrictions as of record in Book 4431, page 591, Register's Office for Davidson County, Tennessee.

FEB-3-72 CONV 17,500.00
FEB-3-72 S'TAX A* 45.50
FEB-3-72 PR'FEE A* .50
FEB-3-72 W'DEED A* 4.00 * 50.00

This is unimproved ( ) / improved (X) property, known as 297 Becklea Drive
(House Number) (Street)
Madison, Tennessee 37115
(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 28th day of January, 19 72.

JOHN RIADON HOMES, INC.

BY: Joe R. Smith

(Joe R. Smith, Vice President)

STATE OF TENNESSEE
COUNTY OF _____

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, William C. Boyers, a Notary Public within and for the State and County aforesaid, personally appeared Joe R. Smith with whom I am personally acquainted and who upon this oath acknowledged himself to be the Vice President of the John Riadon Homes, Inc. the within named bargainor, a corporation, and that he as such Vice President being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Joe R. Smith as such Vice President

Witness my hand and official seal at office at Nashville, Tennessee on this the 28th day of January, 19 72

My commission expires 7/29/73 Notary Public William C. Boyers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 17,500.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Tommy P Powers
(Tommy P. Powers)

Sworn to and subscribed before me
this 28th day of January, 19 72

My commission expires 7/29/73 Notary Public William C. Boyers

This instrument was prepared by:

Name	Address
This Instrument Was Prepared By WILLIAM C. BOYERS, ATTY. 404 JAMES ROBERTSON PARKWAY NASHVILLE, TENN. 37219	

WARRANTY DEED

FROM

JOHN RIADON HOMES, INC.,

A TENNESSEE CORPORATION

TO

TOMMY P. POWERS AND WIFE,

MARTHA W. POWERS

B 47314

IDENTIF. REFERENCE

FEB 3 2 41 PM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

TENNESSEE TITLE COMPANY
Suite 2114 — Parkway Towers
404 James Robertson Parkway
NASHVILLE, TENNESSEE 37219

MAIL LOVELL & MALONE, INC.
404 JAMES ROBERTSON PARKWAY
UPTOWN STATION — P. O. BOX 2663
NASHVILLE, TENNESSEE 37219