FORM NO. WD-1

BOOK 4846 PAGE 157

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$17,150.00 _____ Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF August, 1974.

_____ Notary Public

MY COMMISSION EXPIRES: 7-[illegible]-[illegible]

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Leon Sharber, Attorney Suite 308 301 Park Plus Blvd. Nashville, Tenn. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Ray Powell (NAME)	Mortgage Associates, Inc. (NAME)	11 D 52235
152 Rio Vista Drive (STREET ADDRESS OR ROUTE NUMBER)	1835 Savoy Dr. N.E. #300 (STREET ADDRESS)	43-12
Madison, TN. 37115 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30341 (CITY) (STATE) (ZIP)	30

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, George F. Ford

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John Ray Powell etux Claudia B. 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:

LAND in Davidson County, Tennessee, being the northerly 20 feet of Lot No. 25 and all of Lot No. 26 on the Revised Plan of Myatt-Eagan Subdivision, Block B, as of record in Book 1424, Page 107, Register's Office, Davidson County, Tennessee.

SAID Part of Lot No. 25 and all of Lot No. 26 fronts together 70 feet on the easterly side of Rio Vista Drive and runs back 122.4 feet on the northerly line and 131.92 feet on the southerly line, to a dead line, measuring 70.67 feet thereon.

BEING the same property conveyed to George F. Ford by deed of record in Book 4341, Page 449, Register's Office, Davidson County, Tennessee.

THIS conveyance is subject to any and all restrictions and easements of record.

unimproved ( )
This is improved (XX) property, known as 152 Rio Vista Drive, Madison, Tennessee 37115
(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 my hand this 22nd day of August, 19 74

George F. Ford: _____

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Bruce Wallace, a Notary Public in and for said County and State, the within named George F. Ford

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 22nd day of August 1974.

Commission expires 7-14-75

Bruce Wallace
Notary Public

BRUCE WALLACE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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

FILE BOX 3

WARRANTY DEED

FROM
GEORGE F. FORD

TO
JOHN RAY POWELL ETUX
CLAUDIA B. POWELL

C 68391

IDENTIF. REFERENCE

AUG 22 3 02 PH '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

AUG 22 74	CONV	17,150.00			
AUG 22 74	S'TAX		A*	44.46	
AUG 22 74	PR'FEE		A*	.50	
AUG 22 74	W'DEED		A*	4.00	* 48.96

Leon Sharber
Attorney-at-Law
Suite 308
301 Plus Park Blvd.
Nashville, Tennessee 37217