This instrument prepared by: Andrew D. Tanner, Atty.
507 American Trust Building,
Nashville, TN 37219

BOOK 4882 PAGE 487

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Alan DeWayne Powell, et ux (NAME)	MORTGAGE ASSOCIATES, INC. (NAME)	6DU-22645
4811 Merrill Lane (STREET ADDRESS OR ROUTE NUMBER)	#300, 1835 Savoy Drive, N.E., (STREET ADDRESS)	146-8-37
Nashville, Tennessee 37211 (CITY) (P. O. ZONE) (STATE)	Atlanta, Georgia 30341 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of

TEN and NO/100 - - - - - - - - - ($10.00) - *Dollars,*
cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, a part of which is the assumption of one certain trust deed dated April 7, 1972, and filed for record April 12, 1972, in the office of the recorder of deeds of Davidson County, Tennessee, in Book 4591, Page 768, and note of even date thereby secured, in the original principal amount of $18,300.00 payable to Mortgage Associates, Inc., which debt the grantees herein assume and agree to pay as part payment of the purchase price. The grantees further assume the obligations of James E. Beuerlein, et ux, under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

WE, JAMES M. BEUERLEIN and wife, MARIBETH BEUERLEIN,
have this day bargained and sold, and do hereby transfer and convey unto the said

ALAN DEWAYNE POWELL and wife, MARY ELIZABETH POWELL

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

Being Lot No. 51 on the Plan of Elysian Meadows Addition, Section 2, of record in Book 2663, page 101, Register's Office for said County.

Said Lot No. 51 fronts 80 feet on the south side of Merrill Lane and runs back 210.8 feet on the westerly line and 207.4 feet on the easterly line to a line in the rear on which it measures 80.2 feet thereon.

Being the same property conveyed to James E. Beuerlein and wife, Maribeth Beuerlein, by deed from Mary Agnes Tierney, of record in Book 4591, page 766, Register's Office for Davidson County, Tennessee. The said James E. Beuerlein and James M. Beuerlein, are one and the same person shown hereon. James M. Beuerlein being correct.

This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above described property.

It is expressly agreed and understood that all right, title and interest in and to the escrow account is hereby transferred to said Grantees.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 29,900.00

Subscribed and sworn to before me, this the 18th day of January 19 75

Affiant Alan D Powell

My commission expires: 5-23-77 (Affix Seal)

Notary Public Wilma Cody Scott

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

This is unimproved ( ) improved (X) property, known as 4811 Merrill Lane, Nashville, Tennessee 37211
(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

Alan DeWayne Powell and wife, Mary Elizabeth Powell,

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 abovementioned and assumed by the Grantees.

We *further covenant and bind* ourselves/ our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Alan DeWayne Powell and wife, Mary Elizabeth Powell,

their

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

Witness our *hand* s *this* eighteenth *day of* January, 19 75, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Maribeth Beuerlein

James M. Beuerlein

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James M. Beuerlein and wife, Maribeth Beuerlein the within named bargainors, 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 17th day of January, 19 75.

Commission expires 27 March 1977 James R. Kent Notary Public

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.....

JAN 20 75 CONV 29,900.00
JAN 20 75 S'TAX A* 77.74
JAN 20 75 PR'FEE A* .50
JAN 20 75 W'DEED A* 4.00 * 82.24

WARRANTY DEED

FROM
JAMES M. BEUERLEIN, ETUX
TO
ALAN DEWAYNE POWELL, ETUX

C 8 4 8 2 9

IDENTIF. REFERENCE

JAN 20 12 28 PM '75

FELIX P. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
American Trust Bldg.–S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

Mail to: Nixon-Kent Realty Co. Inc., 2535 Franklin Road, Nashvil