FORM NO. WD-1

BOOK 4883 PAGE 763

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 12600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF January, 1975.

Notary Public

MY COMMISSION EXPIRES: 11-29-1976

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Traber & Robinson, Attorneys 217 Shady Grove Rd. Nashville, TN. 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Norman S. Couser (NAME)	Lomas & Nettleton Company (NAME)	Map 119-6
185 Briggs Ave. (STREET ADDRESS OR ROUTE NUMBER)	3200 Pacific Ave. (STREET ADDRESS)	Pcl. 108.4
Nashville, TN. 37211 (CITY) (STATE) (P. O. ZIP)	Virginia Beach, Va 23451 (CITY) (STATE) (ZIP)	

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, Thomas Powers and wife, Brenda Powers

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Norman S. Couser, single

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 Lot No. 229 on the Plan of Sterling Heights Subdivision Section 7, as of record in Book 3600, page 2, Register's Office for said County.

Said Lot No. 229 fronts 80.0 feet on the westerly side of Boone Drive, now Sterling Boone Drive, and runs back 227.26 feet on the northerly line and 229.16 feet on the southerly line to a dead line in the rear, measuring 57.72 feet thereon.

Being the same property conveyed to Thomas Powers and wife, Brenda Powers by deed from Alfred E. Rodgers, Jr. and wife, Ethel Mae Rodgers, as of record in Book 4632, page 557, Register's Office for said County.

The Grantees herein assume and promise to pay an obligation evidenced by an instrument of record in Book 4452, page 671, said Register's Office.

The escrow account as it relates to this property is hereby transferred to the Grantees, as is the hazard insurance.

This is { unimproved (X) improved } property, known as 2611 Sterling Boone Drive, Nashville, TN.
(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 our hand s this 21st day of January, 1975

Thomas Powers

Brenda Powers

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas Powers and wife, Brenda Powers

the 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 21st day of January 19 75

Commission expires 11-20-1976

Notary Public

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

WARRANTY DEED

FROM Thomas Powers et ux

TO Norman S. Couser

C 85430

IDENTIF. REFERENCE

JAN 27 9 37 AM '75

FELIX J. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Mail to:
William G. Traber
P. O. Box 2255
Nashville, Tenn. 37214

JAN 27 75	CONV	12,600.00			
JAN 27 75	S'TAX		A*	32.76	
JAN 27 75	PR'FEE		A*	.50	
JAN 27 75	W'DEED		A*	4.00	* 37.26