THIS INSTRUMENT PREPARED BY:
EDWIN E. WALLIS, JR., ATTORNEY
500 Court Square Bldg.
Nashville, Tenn. 37201

WARRANTY DEED

BOOK 4884 PAGE 992

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP, PARCEL NUMBERS
JAMES A. POWELL (NAME)	SAME (NAME)	82-8-104
928 McFerrin Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. 37206 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TWELVE THOUSAND FIVE HUNDRED AND NO/100 ($12,500.00) ---------- *Dollars,*

which sum includes the assumption by Grantee and the agreement to pay of the remaining unpaid principal balance of Four Thousand Seven Hundred Twenty-Four and 85/100 ($4,724.85) Dollars of a promissory note executed by J. Herby Chaffin and wife, Marie Chaffin, and payable to the order of Third National Bank and secured by a Deed of Trust of record in Book 3886, page 387, Register's Office for Davidson County, Tennessee,

I, MARIE WARD CHAFFIN,

have this day bargained and sold, and do hereby transfer and convey unto the said JAMES A. POWELL, his

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

A lot or parcel of land in the 27th Ward of the City of Nashville, Davidson County, Tennessee, described according to a survey made by Blanchard & Parrish, Surveyor, June 24, 1936, as follows:
BEGINNING on the westerly margin of McFerrin Avenue at a point 100 feet north of the northerly margin of West Eastland Avenue, formerly Cleveland Street, or Chicamauga Avenue, said point being the northeast corner of Lot No. 1 on the Map of the Subdivision of the south portion of the Richmond property as of record in Book 974, page 19, Register's Office for said county; thence with the northerly line of Lots Nos. 1 and 3 westwardly 203 feet to the easterly line of Lot No. 4, on said plan; thence with said line northwardly 30 feet to the northeast corner of said Lot No. 4; thence with the northerly line of said Lot No. 4, westwardly 2 feet; thence northwardly and parallel with the westerly margin of McFerrin Avenue 70 feet; thence eastwardly and parallel with the northerly line of Lots Nos. 1 and 3, 205 feet to the westerly margin of McFerrin Avenue; thence with said avenue southwardly 100 feet to the beginning.
Being part of the property conveyed to J. Herby Chaffin, by deed from Lillian Overby Tune and husband, of record in Book 989, page 20, Register' Office for Davidson County, Tennessee, the said J. Herby Chaffin having

* ~~since died, and devised said property to Marie Ward Chaffin, under~~ his wil

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 12,500.00 *

Subscribed and sworn to before me, this the 29th day of January 19 75

My commission expires: 4-27-76 (Affix Seal)

Affiant: James A. Powell

Notary Public: Edwin E. Wallis, Jr.

NOTARY PUBLIC STATE OF TENNESSEE

This is improved ( ) unimproved (X) property, known as 928 McFerrin Avenue, Nashville, Tennessee 37206 (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 JAMES A. POWELL, his

(successors), heirs and assigns forever. I *covenant that* I am *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 1975 taxes which Grantee assumes in full.

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* JAMES A. POWELL, his

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

Witness my *hand this* 29th *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.*

Marie Ward Chaffin
Marie Ward Chaffin

* of record in Will Book 225, page 171, Probate Court Clerk's Office for Davidson County, Tennessee.

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, EDWIN E. WALLIS, JR., a Notary Public in and for said County and State, MARIE WARD CHAFFIN

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

Witness my hand and official seal at Nashville, Tennessee, this 29th day of January, 19 75.

Ed E. Wallis Jr.
Notary Public

Commission expires 4-27-76

EDWIN E. WALLIS, JR. * NOTARY PUBLIC * STATE OF TENNESSEE LARGE

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 _____

JAN30 75	CONV	12,500.00			
JAN30 75	S'TAX		A*	32.50	
JAN30 75	PR'FEE		A*	.50	
JAN30 75	W'DEED		A*	4.00	* 37.00

WARRANTY DEED

FROM
MARIE WARD CHAFFIN
TO
JAMES A. POWELL

C 8 6 0 0 6

IDENTIF. REFERENCE

JAN 30 10 36 AM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238