BOOK 4894 PAGE 800 Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$30,000.00 Burnie W. Avrit
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 5th DAY OF March 1975

Notary Public

MY COMMISSION EXPIRES: 7/4/1978

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY, 3250 DICKERSON ROAD, NASHVILLE, TENNESSEE
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Burnie W. Avrit (NAME)	National Mortgage Company (NAME)	3D 05888
219 Fairway Drive (STREET ADDRESS OR ROUTE NUMBER)	4041 Knight Arnold Road (STREET ADDRESS)	95 - 3
Nashville, Tenn. 37214 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38118 (CITY) (STATE) (ZIP)	115

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~~ I, Ruth Harmon Powell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Burnie W. Avrit et ux Ann G. Avrit

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:

BEING Lot No. 25 on the Plan of Merry Oaks, Section 1 as of record in Book 1835, Pages 67 & 68, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Charles B. Powell, Sr. et ux Ruth Harmon Powell by deed of record in Book 1975, Page 619, Register's Office, Davidson County, Tennessee. The Said Charles B. Powell, Sr. having since died.

SAID conveyance is subject to any existing easements.

unimproved ( ) This is improved (X) property, known as 219 Fairway Drive, Nashville, Tennessee 37214
(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 5th day of March, 1975

Ruth Harmon Powell: x Ruth Harmon Powell

BOOK 4894 PAGE 801

STATE OF ~~TENNESSEE~~ TENNESSEE
~~XXXXXX~~ County of DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ruth Harmon Powell

the 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 5th day of March

Commission expires May 31, 1977

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

TO
BURNIE W. AVRIT ET UX

ANN G. AVRIT

C 90090

IDENTIF. REFERENCE

MAR 10 12 41 PM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Edward Sedon
Attorney-at-Law
3250 DICKERSON ROAD
NASHVILLE, TENNESSEE 37207

MAR 10 '75 CONV "30,000.00
MAR 10 '75 S'TAX A* 78.00
MAR 10 '75 PR'FEE A* .50
MAR 10 '75 W'DEED A* 4.00 * 82.50