FORM NO. WD-1

BOOK 4894 PAGE 824

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 13,950.00

Donald G. Powell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 6th DAY OF March, 19 75

Peter Weiss
Notary Public

MY COMMISSION EXPIRES: 1/20/76

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC LARGE

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, ATTORNEYS, 521 Stahlman Building, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald G. Powell et ux (NAME)	The Lomas & Nettleton Company (NAME)	27W-16594
26 Waters Avenue (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 964 (STREET ADDRESS)	Map 83-7
Nashville, Tenn. 37206 (CITY) (STATE) (P. O. ZIP)	Virginia Beach, Virginia 23451 (CITY) (STATE) (ZIP)	Parcel 78

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, Luke Mena and wife, Linda Mena

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donald G. Powell and wife, Linda G. 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 Lot No. 7 on the Plan of McCarn Subdivision, as of record in Book 2854, page 121, amended by Surveyor's Instrument of Correction of record in Book 3166, page 481, Register's Office for Davidson County, Tennessee.

SAID lot No. 7 fronts 53 feet on the southerly side of Waters Avenue and extends back 90.52 feet on the easterly line and 138.72 feet on the westerly line, to a dead line on which it measures 71.25 feet thereon.

BEING the same property conveyed to Luke Mena and wife, Linda Mena, by deed from James E. Temple and wife, Judith V. Temple, as of record in Book 4544, page 910, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 3129, page 458, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

This is unimproved ( ) improved (X) property, known as 26 Waters Avenue, Nashville, Tennessee 37206
(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 6th day of March, 19 75

Luke Mena
Luke Mena

Linda Mena
Linda Mena

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 Luke Mena and wife, Linda Mena

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 6th day of March 19 75

Commission expires 7/20/76

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 (their several oaths) (his oath) (themselves) (himself) acknowledged 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 in box #4

WARRANTY DEED

FROM

LUKE MENA

TO

DONALD G. POWELL ET UX

C 9 0 1 0 2

IDENTIF. REFERENCE

MAR 10 1 53 PM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAR 10 75	CONV	13,950.00			
MAR 10 75	S'TAX		A*	36.14	
MAR 10 75	PR'FEE		A*	.50	
MAR 10 75	W'DEED		A*	4.00	* 40.64