THIS INSTRUMENT WAS PREPARED BY:
WILKINS & ADAMS, ATTORNEYS
112 STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201

WARRANTY DEED

(CORPORATE FORM)

BOOK 4943 PAGE 869

Form #WD5

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Charles R. Powell (NAME)	Guaranty Mortgage Company (NAME)	Map 173-1
452 Carl Miller Drive (STREET ADDRESS OR ROUTE NUMBER)	First American Center (STREET ADDRESS)	Par 35
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	5DU 61919

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) *Dollars,*
cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

SMITHSON CONSTRUCTION CO., INC. *has bargained and sold, and does hereby transfer and convey unto the said*
CHARLES R. POWELL and wife, JAMIE ELIZABETH T. POWELL
their ~~successors~~ *heirs and assigns,*
certain real estate in Davidson *County, Tennessee, as follows:*,

LAND in Davidson County, Tennessee, being Lot No. 10 on the plan of Monte Carlo Estates, Section I, of record in Plan Book 4675, page 68, Register's Office for said County.

SAID Lot No. 10, which is a corner lot, fronts 95.0 feet on the southerly margin of Carl Miller Drive and fronts 108.03 feet on the westerly margin of Monte Carlo Drive, said frontages being joined by a curve having a length of 39.27 feet, and extends back 108.0 feet on the southerly line and 89.55 feet on the westerly line to a point of intersection.

BEING part of the same property conveyed to Smithson Construction Co., Inc., by deed from George W. Jones, Jr., and wife, Margaret E. Jones of record in Book 4828, page 519, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 35,500.00

Subscribed and sworn to before me, this the _____ day of _____, 19 75

Affiant Charles R Powell

My commission expires: 5-1-76 (Affix Seal)

Notary Public John V. Adams

unimproved ( )
This is improved (X) property, known as 452 Carl Miller Drive, Antioch, Tennessee 37013
(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
Grantees, their ~~successors~~ *heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered.*

Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to said
Grantees, their
~~successors~~, *heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 18th *day of* August, 19 75, *the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

SMITHSON CONSTRUCTION CO., INC.

BY: William H. Smithson

William H. Smithson
Secretary-Treasurer

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, *a Notary Public of the State and County aforesaid, personally appeared* William H. Smithson, *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* Secretary-Treasurer *of the* Smithson Construction Co., Inc., *the within named bargainor, a corporation, and that* he *as such* Secretary-Treasurer *being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by* him *self as* Secretary-Treasurer.

Witness my hand and seal, at office in Nashville, Tennessee *this* 18th *day of* August, 1975.

Corinne B. Baker
Notary Public

Commission expires April 23, 1978

CORINNE B. BAKER NOTARY PUBLIC DAVIDSON COUNTY

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing In This Document Unsatisfactory When Received.

AUG20 75	CONV		35,500.00		
AUG20 75	S'TAX		A* 92.30		
AUG20 75	PB'FEE		A* .50		
AUG20 75	W'DEED		A* 4.00	*	96.80

WARRANTY DEED

FROM
SMITHSON CONSTRUCTION COMPANY, INC.

TO
CHARLES R. POWELL, ET UX

D 12146

IDENTIF. REFERENCE

AUG 20 3 51 PM '75

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

Attorneys TITLE COMPANY
STAHLMAN BUILDING

WILKINS & ADAMS
ATTORNEYS-AT-LAW
112 STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201