FORM NO. WD-1

BOOK 5000 PAGE 603

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 20,000.

x Carole Powell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF February, 1976

Notary Public

MY COMMISSION EXPIRES: [illegible]
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
BARRETT, BRANDT & BARRETT, 9th Fl., Third Nat'l Bk. Bldg., Nash., Tenn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carole Powell (NAME)	Same (NAME)	MAP 104-12
2006 20th Ave.South (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 144
Nashville, Tn. 37219 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	24W

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, 20th Avenue Properties, a partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Carole 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 the south one-half of Lot 15 on the revised Plan of George W. Blair's Subdivision of Belmont Heights, of record in Book 332, page 117, Register's Office for Davidson County, Tennessee.

SAID part of said lot fronts 50 feet on the east side of 20th Avenue, South and runs back between parallel lines 189 feet to an alley.

BEING the same property conveyed to 20th Avenue Properties, a partnership by deed from Charles W. Foster, et ux, Sadie L. Foster as of record in Book 4125, page 110, said Register's Office.

THIS conveyance is subject to deed of trust executed by 20th Ave. Properties, a partnership, to Lionel R. Barrett, Jr., Trustee, of record in Book 4639, page 835, said Register's Office to secure to Charles W. Foster and wife, Sadie L. Foster, the payment of one note dated September 20, 1972 in the original amount of $7,000 which indebtedness is assumed by the grantee hereunder, Carole Powell.

This is unimproved ( ) improved (X) property, known as 2006 (House Number) 20th Ave., South (Street) Nashville, Tennessee (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 27th day of February, 19 76

GRANTEE 20th Ave. Properties, a partnership

x Carole Powell — Rilla Moran Woods

CAROLE POWELL a/k/a Rilla G. Moran

Geo. E. Barrett

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, JAMES R. KNIFFEN, a Notary Public in and for said County and State, the within named RILLA MORAN WOODS and GEORGE E. BARRETT

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 27th day of February

Commission expires Aug 14, 1976

James R. Kniffen
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

20TH AVE. PROPERTIES,

A Partnership

TO

CAROLE POWELL

mail to:

James R. Kniffen
Attorney at Law

BARRETT, BRANDT & BARRETT, P. C.
9th Floor
Third National Bank Bldg.
Nashville, Tennessee 37219

Area Code 615
Office 244-2202
Residence 352-3825

2.27.76 - CO 20,000.00
St $200
Fee $0
Co. D. 4.00
26.00

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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