BOOK 5012 PAGE 573

RETURN TO
CLYDE PAUL HOLLAND, ATTY.
2016 Parkway Towers Bldg.
Nashville, Tennessee 37219

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
David E. Powell	First and Mid-South Mortgage Co.	95-8
(NAME)	(NAME)	
321 Tamworth Drive	P. O. Box 2568	59
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Donelson, Tennessee 37214	Nashville, Tennessee 37219	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)---------- *Dollars,*
and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged.

We, Thomas Edward Daugherty and wife, Donna Kay Curfman Daugherty

have this day bargained and sold, and do hereby transfer and convey unto the said
David E. Powell and wife, Judy C. Powell
their ~~xxxxx~~ *(successors), heirs and assigns,*
certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 187 on the Plan of Eva-Mor Heights, Section III, of record in Book 1835, page 92, Register's Office for said County.

Said Lot No. 187 fronts 83.1 feet on the easterly side of Tamworth Drive and runs back 171.0 feet on the southerly line and 172.7 feet on the northerly line to a rear line on which it measures 83.1 feet.

Being the same property conveyed to Thomas Edward Daugherty and wife, Donna Kay Curfman Daugherty, by deed from John J. Fudge and wife, Nicki G. Fudge, of record in Book 4871, page 875, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the plan of record which shows an owner's certificate, a 40-foot minimum building setback line from Tamworth Drive, and a 10-foot easement for public utility purposes along the rear line of said lot; easement for sewers across rear portion of lot to Metropolitan Government of record in Book 4912, Page 969; restrictions of record in Book 1787, Page 281; Book 2022, Page 571, 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 $ 24,500.00

Subscribed and sworn to before me, this the 2nd day of April 19 76

My commission expires: 1-31-78 (Affix Seal)

Affiant: David E. Powell

Notary Public

This is ( ) unimproved (X) improved property, known as 321 Tamworth Drive (House Number) (Street) Donelson P. O. Address: 37214 (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said
David E. Powell and wife, Judy C. Powell,
their ~~xxxxx~~
heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said*
David E. Powell and wife, Judy C. Powell, their
~~xxxx~~ *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 2nd *day of* April, 19 76, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Thomas Edward Daugherty
THOMAS EDWARD DAUGHERTY
Donna Kay Curfman Daugherty
DONNA KAY CURFMAN DAUGHERTY

This Instrument Was Prepared By
Phillip Davidson
Of The Law Firm Pedigo & Davidson

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Thomas Edward Daugherty and wife, Donna Kay Curfman Daugherty

the within named bargainorS, 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 2nd day of April, 19 76.

Notary Public

Commission expires 1-31-78

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.....

RETURN TO
CLYDE PAUL HOLLAND, ATTY.
2016 Parkway Towers Bldg.
Nashville, Tennessee 37219

WARRANTY DEED

FROM
THOMAS EDWARD DAUGHERTY, ET UX
TO
DAVID E. POWELL, ET UX

D 43359

IDENTIF. REFERENCE

APR 6 9 07 AM '76

FELIX E. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

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

PEDIGO & SAINDON

APR-6 76	CONV	24,500.00			
APR-6 76	S'TAX		B*	63.70	
APR-6 76	PR'FEE		B*	.50	
APR-6 76	W'DEED		B*	4.00	* 68.20