This instrument prepared by Thos. O.H. Smith, Attorney at Law, 1128 J.C. Bradford Building, Nashville, Tennessee 37219

BOOK 5015 PAGE 737

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
LEE POWERS, Jr.,et ux		
(NAME)	(NAME)	95-B
304 Lorna Drive	SAME	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	194
Nashville, Tennessee		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of

Five Thousand ($5,000.00) and no/100 ---------- *Dollars,*

Cash in hand paid by Sam Lee Powers, Jr. and wife, Sandra Elaine Powers, and other good and valuable considerations, receipt of which is hereby acknowledged including the assumption and agreement to pay the balance due on a note payable to and to secure to the Chamberlain Company, the present sum due of $21,662.98, dated June 24, 1974, payable therein as specified, to Percy Wilkins, Jr., Trustee

We, Larry D. Abbott and wife, Karon T. Abbott

have this day bargained and sold, and do hereby transfer and convey unto the said

Sam Lee Powers, Jr. and wife, Sandra Elaine Powers,

their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 165 on the Plan of Woodberry Park, as of record in Book 2133, pages 117, 118, and 119, Register's Office for said County.

Said Lot No. 165 fronts 102 feet on the westerly side of Lorna Drive and runs back between lines, measuring 167.3 feet on the northerly line and 151.4 feet on the southerly line, to a dead line in the rear, measuring 135 feet thereon.

Being the same property conveyed to Larry D. Abbott and wife, Karon T. Abbott, by deed from Jack S. Haralson, Jr., and wife, Judy P. Haralson, of record in Book 4828, page 553, Register's Office for said County.

Including easements and restrictive covenants as of record.

The escrow fund held by the Chamberlain Company, in its entirety is hereby transferred and delivered hereto said grantees.

Larry D Abbott
Karon T. Abbott

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 26,662.98

Subscribed and sworn to before me, this the 15 day of Apr 19 76

Larry D Abbott
Affiant

My commission expires: 5-8-79 (Affix Seal)

Thos O.H. Smith
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

This is unimproved ( ) improved (X) property, known as 304 Lorna Drive, Nashville, Tennessee
(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

Sam Lee Powers, Jr., and wife, Sandra Elaine Powers,

their *(successors),*

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.* except for 1976 taxes and the mortgage of record in Book 4828, page 553, both assumed by the grantees

We *further covenant and bind* ourselves, our *heirs and represeniatives, to warrant and forever defend the title to said real estate to said* Sam Lee Powers, Jr. and wife, Sandra Elaine Powers, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 15th *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.*

Larry D Abbott
Karon T. Abbott

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Thos. A. Smith, *a Notary Public in and for said County and State,* Larry D. Abbott and wife, Karon T. Abbott

the within named 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* 15th *day of* April, *19* 76.

Thos. A. Smith, *Notary Public*

THOS. A. SMITH NOTARY PUBLIC DAVIDSON CO. TENN.

Commission expires 5-8-79

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, exccuted 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 .....

WARRANTY DEED

FROM

LARRY D. ABBOTT, et ux

TO

SAM LEE POWERS, Jr., et ux

APR 16 76 CONV 26662.98

APR 16 76 S'TAX B* 69.42

APR 16 76 PR'FEE B* .50

APR 16 76 W'DEED B* 4.00 * 73.92

D 44887

INDEXED REFERENCE

APR 15 8 40 AM '76

REGISTER

DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238