BOOK 5085 PAGE 712

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 26467

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF Nov. 19 76

Notary Public

MY COMMISSION EXPIRES: 11-28-76

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Traber & Robinson, Attys. 107 Donelson Pike, Nashville, TN. 37214

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clyde Powers, Jr. (NAME)	National Mortgage Company (NAME)	
582 Lockwood Drive (STREET ADDRESS OR ROUTE NUMBER)	4041 Knight Arnold Road (STREET ADDRESS)	107-4
Nashville, TN. 37214 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38118 (CITY) (STATE) (ZIP)	14903

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, John E. Higgins, Jr. and wife, Linda G. Higgins

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Clyde Powers, Jr. and wife, Janet Traber Powers

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. 21 on the Plan of Larkwood Subdivision, as of record in Book 2900, page 144, Register's Office for Davidson County, Tennessee.

Said Lot No. 21 fronts 73.0 feet on the westerly side of Lockwood Drive and extends back 199.90 feet on the southerly line and 189.25 feet on the northerly line, to a dead line measuring 87.73 feet thereon.

Being the same property conveyed to John E. Higgins, Jr. and wife, Linda G. Higgins by deed from Peggy S. Crocker, as of record in Book 4812, page 987, said Register's Office.

The Grantees herein assume and promise to pay an obligation evidenced by an instrument of record in Book 4812, page 989, said Register's Office.

The escrow account as it relates to this property is hereby transferred to the Grantees, as is the hazard insurance.

This is unimproved ( ) improved ( ) property, known as 582 Lockwood Drive, Nashville, TN. 37214

(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 4th day of November, 19 76

X John E. Higgins, Jr.

Linda G. Higgins

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John E. Higgins, Jr. and wife, Linda G. Higgins

the 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 4th day of November 19 76

Commission expires 6/23/79.

E. A. Nickerson
Notary Public

SHERRY A. NICKERSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 John E. Higgins, Jr. et ux

TO Clyde Powers, Jr. et ux

D 76038

IDENTIF. REFERENCE

Nov 8 1 30 PM '76

REGISTER'S OFFICE DAVIDSON COUNTY, TENN.

NOV-8-76	CONV	26464.00			
NOV-8-76	S'TAX		5*	68.90	
NOV-8-76	PR'FEE		5*	.50	
NOV-8-76	M'DEED		5*	4.00	* 73.40

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.
William G. Trabar
P. O. Box 22[illegible]
Nashville, Tenn. 3722[illegible]