BOOK 5088 PAGE 605

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ $46,077.92

Earnest Powell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF November 1976.

Kathy A. Stevenson
Notary Public

MY COMMISSION EXPIRES: 6-30-80
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney, 311 Plus Park Blvd, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Earnest T. Powell (NAME)	Mortgage Associates Inc. (NAME)	Map 49
4670 Clarksville Highway (STREET ADDRESS OR ROUTE NUMBER)	1835 Savoy Drive N.E. (STREET ADDRESS)	Parcel 270
Nashville, Tennessee 37218 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30341 (CITY) (STATE) (ZIP)	13D 22726

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 W. Stewart Jr. et ux, Alma J. Stewart

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Earnest T. Powell et ux, Helen L. 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:

BEING Lot No. 5 on the Plan of Roy's Heights (formerly Resha Property), of record in Book 3842 page 14, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to John W. Stewart Jr. et ux, Alma J. Stewart by deed of record in Book 4762, page 752, Register's Office, Davidson County, Tennessee. Said deed erroneously referred to the plan of record in book 1835 instead of Book 3842 which does contain the Plan of Roy's Heights (formerly Resha Property).

THIS conveyance is subject to any and all restrictions and easements of record in the Register's Office, Davidson County, Tennessee; and especially to the restrictions of record in Book 4641, page 668, Register's Office, Davidson County, Tennessee, and to the easements of record on the Plan of Roy's Heights (formerly Resha Property) of record in Book 3842, page 14, Register's Office, Davidson County, Tennessee. And particularly to the 20-foot gas line and utility and drainage easement which runs along the rear or Easterly boundary line of said lot as shown on said Plan.

GRANTEES herein agree to assume and pay the balance of a note secured by a Deed of Trust of record in Book 4762, page 754, Register's Office, Davidson County, Tennessee.

THE ESCROW account with the above mentioned loan is hereby transfered to the grantees.

This is unimproved ( ) improved (X) property, known as 4670 Clarksville Highway, Nashville, Tennessee 37218
(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 hands this 15th day of November, 1976

John W. Stewart Jr.

Alma J. Stewart

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 W. Stewart Jr. and wife, Alma J. Stewart

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 15th day of November, 1976.

Commission expires 6-24-80

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

D 77432

WARRANTY DEED

FROM
John W. Stewart Jr. et ux,
Alma J. Stewart

TO
Earnest T. Powell et ux,
Helen L. Powell

IDENTIF. REFERENCE

Nov 17 11 55 AM '76

REGISTER
DAVIDSON CO., TENN.

FILE BOX #12

CONV 46,077.92

11/17/76 S'TAX B* 119.86
11/17/76 PR'FEE B* .50
11/17/76 W'DEED B* 4.00 * 124.36