BOOK 5128 PAGE 791

FORM NO. WC-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 36,000.00

John A. Wilburn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF MARCH, 1977.

Notary Public

MY COMMISSION EXPIRES:

(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
John A. Wilburn	Churchill Mortgage Corporation	2D 64097
(NAME)	(NAME)	
2812 Lera Jones Drive	1835 Savoy Drive, N.E., 300	150-1
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Antioch, Tennessee 37013	Atlanta, Ga 30341	346
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, Eve M. Powell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John A. Wilburn et ux Susan A. Wilburn

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. 31 on the Plan of Edge-O-Lake Estates, Section 18, of record in Book 4675, Page 84, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Charles H. Powell et ux Eve M. Powell by deed from Melvin Jones and Larry Jones d/b/a Republic Builders, of record in Book 5087, Page 236, Register's Office, Davidson County, Tennessee.

Restrictions of record in Book 4797, Page 410, said Register's Office.
Public utility and drainage easements; anchor easements and building setback lines of record in Book 4675, Page 84, said Register's Office.

THIS conveyance is subject to any and all existing easements of record.

The said Charles H. Powell is now deceased.

Unimproved ( )
This is improved (X) property, known as 2812 Lera Jones Drive (House Number) (Street) Antioch, Tennessee (P. O. Address) 37013 (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 22ND day of MARCH, 1977

Eve M. Powell Eve M. Powell

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eve M. Powell

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 22ND day of MARCH, 19 77.

Commission expires 11/19/79

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 95897

WARRANTY DEED

FROM
Eve M. Powell

TO
John A. Wilburn

[illegible] REFERENCE

Mar 29 9 53 AM '77

[illegible] REGISTER
DAVIDSON COUNTY, TENN.

McKemp Title

MAR29F CONV 36,000.00
MAR29F STAX B* 93.60
MAR29F PNTEE B* .50
MAR29F MTGFD B* 4.00 * 98.10