BOOK 5134 PAGE 733

WARRANTY DEED

THIS INSTRUMENT PREPARED BY
WILLIAM D. CASTLEMAN, ATTY.
807 AMERICAN TRUST BLDG.
NASHVILLE, TENNESSEE 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Harley Axwell, Trustee	Mortgage Associates, Inc.	
(NAME) 152 Rio Vista Drive	(NAME) 1835 Savoy Dr., N.E., #300	43-B
(STREET ADDRESS OR ROUTE NUMBER) Madison, Tenn. 37115	(STREET ADDRESS) Atlanta, Georgia 30341	30 PW
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and----------00/100 ($10.00)----------*Dollars,*

cash in hand paid by the grantee; HARLEY AXWELL, TRUSTEE, and other good and valuable considerations, receipt of which is hereby acknowledged; including the assumption of a Deed of Trust executed by John Ray Powell and wife, Claudia B. Powell, to Richard D. Cahoy, Trustee, of record in Book 4846, Page 159, Register's Office for Davidson County, Tennessee (see instrument for complete terms and conditions);

We, John Ray Powell and wife, Claudia B. Powell,

have this day bargained and sold, and do hereby transfer and convey unto the said HARLEY AXWELL, TRUSTEE, with full power to mortgage, sell, transfer and convey, without the joinder of any beneficiary, his *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being the northerly 20 feet of Lot No. 25 and all of Lot No. 26 on the Revised Plan of Myatt-Ragan Subdivision, Block B, as of record in Book 1424, Page 107, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 25 and all of Lot No. 26 front together 70 feet on the easterly side of Rio Vista Drive and runs back 122.4 feet on the northerly line and 131.92 feet on the southerly line, to a dead line, measuring 70.67 feet thereon.

Being the same property conveyed to John Ray Powell and wife, Claudia B. Powell, by deed from George F. Ford, of record in Book 4846, Page 157, Register's Office for Davidson County, Tennessee.

JNEALL I. WATSON NOTARY PUBLIC AT LARGE TENNESSEE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 156,974.00

Subscribed and sworn to before me, this the 7th day of April 19 77

My commission expires: 1-31-81 (Affix Seal)

Affiant: x Harley Axwell Trustee

Notary Public: Jneall I. Watson

This is unimproved ( ) improved (X) property, known as 152 Rio Vista Drive, Madison, Tennessee 37115 (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 HARLEY AXWELL, TRUSTEE, his *(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.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* HARLEY AXWELL, TRUSTEE, his *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hand this 7th *day of* April, 19 77, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Claudia B. Powell
Claudia B. Powell

John Ray Powell
John Ray Powell

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Ray Powell and wife, Claudia B. Powell,

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 11th day of April, 19 77.

Notary Public

Commission expires 1-31-81.

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.....

APR 11 77	CONV	16,974.01			
APR 11 77	S'TAX		B*	44.20	
APR 11 77	PR'FEE		B*	.50	
APR 11 77	M'DEED		B*	4.00	* 48.70

File Copy #9

WARRANTY DEED

FROM
JOHN RAY POWELL, ET UX,

TO
HARLEY AXWELL, TRUSTEE

D98064

IDENTIF. REFERENCE

APR 11 11 17 AM '77

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

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