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FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ } Cheatham

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 5,000.00

James W. Stinnett, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF April, 1977

Janet B. Conley
Notary Public

MY COMMISSION EXPIRES: 10-1-78
(AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY
James W. Stinnett, Jr., Attorney, 108 South Main Street, Ashland City, TN. 37015
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James A. Powell et ux, etal (NAME)	Same (NAME)	Map 83-7
2713 Eastland Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 317
Nashville, TN. 37206 (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, Charles F. Huffines and wife, Shirley F. Huffines

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James A. Powell and wife, Sybil J. Powell AND Larry Wayne 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:

Land in Davidson County, Tennessee, being Lot No. 2 on the Addition to Robert E. Powers Land, as of record in Book 3842, page 139, Register's Office for said County.

Said Lot No. 2 fronts 59.4 feet on the westerly side of Riverside Drive, and extends back between lines, 182 feet on the southerly line and 181.2 feet on the northerly line, to the rear line, which is a broken line, on which it measures 72.1 feet.

BEING the same property conveyed to James H. Witt and wife, Ruth S. Witt, and Charles F. Huffines and wife, Shirley F. Huffines, by deed from Olpha E. Brandon, Gertrude Brandon, and Owens Brandon Fowlkes, of record in Book 3917, page 490, Register's Office for Davidson County, Tennessee. By deed of record in Book 4190, page 271, said Register's Office, James H. Witt and wife, Ruth S. Witt, conveyed their one-half undivided interest in the above described lot to the grantors herein, Charles F. Huffines and wife, Shirley F. Huffines.

Grantees will pay 1977 county taxes, which have been prorated.

The grantors herein named do by this instrument also quitclaim and convey to the grantees any and all rights which they may have or could acquire in and to the unnamed street immediately to the rear of the above described property, which street was closed by council bill 65-656, Metropolitan Government, Nashville, Davidson County, Tennessee.

This is unimproved ( ) improved ( ) property, known as _____
(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 26th day of April, 1977

Charles F Huffines

Shirley F Huffines

STATE OF TENNESSEE
~~Davidson~~ County
Cheatham

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles F. Huffines and wife, Shirley F. Huffines

the 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 Ashland City, Tennessee, this 26th day of April 19 77

Commission expires 10-17-78

Janet M. Copeland
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

WARRANTY DEED

FROM CHARLES F. HUFFINES et ux

TO JAMES A. POWELL et ux, et al.

E 00820

IDENTIF. REFERENCE

APR 27 10 01 AM '77

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

APR 27 77	CONV	*5,000.00			
APR 27 77	S'TAX		B*	13.00	
APR 27 77	PR'FEE		B*	.50	
APR 27 77	W'DEED		B*	4.00	* 17.50

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