THIS INSTRUMENT WAS PREPARED BY: LARRY WESTBROOK, ATTORNEY
2002 RICHARD JONES ROAD
NASHVILLE, TENNESSEE 37215

BOOK 5170 PAGE 387

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JACK ARNOLD POWELL ET UX	SECURITY FEDERAL	43-16-147
(NAME)	(NAME)	
1020 CHEYENNE BOULEVARD	4235 HILLSBORO ROAD	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
MADISON, TENN. 37115	NASHVILLE, TENNESSEE 37215	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ($10.00) .....

TEN AND NO/100---------- *Dollars,*

cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Jack Driver & Sons, Inc., a Tennessee Corporation .....

have this day bargained and sold, and do hereby transfer and convey unto the said .....

Jack Arnold Powell and wife, Betty Louise Powell, their .....

(successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Arrowhead Estates Revised, Section I, of record in Book 4955, page 27, Register's Office for said County.

Said Lot 6 fronts 60.00 feet on the southwesterly side of Cheyenne Boulevard, and runs back between lines 139.80 feet on the northwesterly side, and 139.80 feet on the southeasterly side, to a line in the rear on which it measures 60.00 feet.

Being part of the property conveyed to Jack Driver & Sons, Inc. by deed from Driver Investments, a partnership, of record in Book 5155, page 816, Register's Office for said County.

This conveyance is made subject to restrictive covenants of record in Book 5154, page 59, Register's Office of Davidson County, Tennessee, and also subject to a 10-foot easement for putlic utilities along the rear line, a 5-foot easement for public utilities along the southeasterly line of premises and drainage and anchor easement located on premises a 20-foot building set-back line from Cheyenne Boulevard and conditions of owner's certificate as shown on Plan of record in Book 4955, page 27, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 29,650.00

Subscribed and sworn to before me, this the 8th day of July, 19 77

Affiant: X Jack A. Powell

My Commission expires: 2-10-80 (Affix Seal)

Notary Public: Wanda Fults

This is improved ( ) unimproved (XX) property, known as 1020 Cheyenne Boulevard (House Number) (Street) Madison, Tennessee 37115 P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estat., title and interest belonging to the said .....

Jack Arnold Powell and wife, Betty Louise Powell, ...

their ..... *(successors),*

heirs and assigns forever. it *covenant* that it is ..... *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*, except for the 1977 taxes which have been prorated and assumed by the grantees herein.

It ..... *further covenants and binds* itself, its successors and assigns ~~[illegible]~~ *to warrant and forever defend the title to said real estate to said* .....

Jack Arnold Powell and wife Betty Louise Powell, their .....

(successors), heirs and assigns, against the lawful claims of all persons.

Witness my *hand* ..... *this* 8th *day of* July, 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.*

JACK DRIVER & SONS, INC.

By: Kenneth Driver Treas.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ..., *a Notary Public in and for said County and State,* .....

.....

.....

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at.....Tennessee, this.....day of....., 19.....

.....*Notary Public*

Commission expires.....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ...the undersigned....., *a Notary Public of the State and County aforesaid, personally appeared* Kenneth Driver, *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* Treasurer *of the* Jack Driver & Sons, Inc., *the within named bargainor, a corporation, and that* he *as such* Treasurer *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* Treasurer

Witness my hand and seal, at office in Nashville, Tennessee *this* 8th *day of* July, *19*77

Wanda Fults
Notary Public

Commission expires 2-10-80

NOTARY PUBLIC ★ DAVIDSON COUNTY, TENN. ★ MY COMMISSION EXPIRES FEB. 10, 1980

WARRANTY DEED

FROM
Jack Driver & Sons, Inc.

TO
Jack Arnold Powell et ux

JUL 13 77	CONV	29,650.00			
JUL 13 77	S'TAX		B*	76.96	
JUL 13 77	PR'FEE		B*	.50	
JUL 13 77	W'DEED		B*	4.00	* 81.46

E 14145

IDENTIF. REFERENCE

JUL 13 11 57 AM '77

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238