BOOK 5198 PAGE 663

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 42,500.00 James M. Powell Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF SEPTEMBER 19 77

Notary Public

MY COMMISSION EXPIRES: 3-8-80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS, ADAMS & WEEMS, ATTYS.
401 Union Street, Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Michael Powell (NAME)	Greer Mortgage Company (NAME)	MAP 130-F
118 Blackburn Avenue (STREET ADDRESS OR ROUTE NUMBER)	2401 Hillsboro Road (STREET ADDRESS)	PARCEL 147
Nashville, Tn 37205 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37212 (CITY) (STATE) (ZIP)	7DZ 29990

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 Francis Gerkens et ux Alicia Maria Gerkens

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Michael Powell et ux Theresa Cloys 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. 64 on the Map of Bransford Realty Company's Belle Meade Golf Links Subdivision, as of record in Book 421, pages 94 and 95, Register's Office for Davidson County, Tennessee.

SAID Lot No. 64 fronts 60 feet on the southwesterly side of Blackburn Avenue and runs back between parallel lines 190 feet to a dead line.

BEING the same property conveyed to John Francis Gerkens and wife, Alicia Maria Gerkens by deed from John R. Potter, Jr. and wife, Connie Sue Potter of record in Book 4849, page 410, Register's Office for Davidson County, Tennessee.

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

This is unimproved ( ) improved (XX) property, known as 118 Blackburn Avenue (House Number) (Street) Nashville, Tn 37205 (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 16TH day of SEPTEMBER 19 77

John Francis Gerkens

Alicia Maria Gerkens

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John Francis Gerkens et ux Alicia Maria Gerkens

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 Nashville, Tennessee, this 16TH day of SEPTEMBER 19 77

Commission expires 3-8-80

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 (their several oaths) (his oath) (themselves) (himself) acknowledged 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
John Francis Gerkens

TO
James Michael Powell

E 26870

IDENTIF. REFERENCE

SEP 20 10 09 AM '77

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

row 1 box 8 pn

WILKINS, ADAMS & WEEMS, ATTORNEYS
401 Union Street
1100 Fidelity Federal Building
Nashville, Tennessee 37219

SEP 20 77	CONV	42,500.00			
SEP 20 77	S'TAX		B*	110.50	
SEP 20 77	PR'FEE		B*	.50	
SEP 20 77	W'DEED		B*	4.00	* 115.00

[illegible]