This instrument prepared by: Thomas R. Bain
Attorney at Law
24th Floor, Life & Casualty Tower
Nashville, Tennessee 37219

SEND TAX NOTICES TO:

Mtge Corp of the South
2109 6th Ave North
Birmingham, Ala.

MAP NO. 161-8

PARCEL NO. 94

S DO 38231

WARRANTY DEED BOOK 5206 PAGE 130

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 $10.00) DOLLARS and other good and valuable considerations, receipt of which is hereby acknowledged, DENNIS O. POWERS and wife, RETHEA W. POWERS, have this day bargained and sold and do hereby transfer and convey unto the said BOBBY W. CARNEY and wife, JANIS S. CARNEY, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, more particularly described as follows:

> BEING Lot No. 135 on the Plan of Southwood as of record in Book 2663, page 126, Register's Office for said County.
>
> SAID Lot No. 135 fronts 100 feet on the north side of Ash Grove Drive and runs back 321.41 feet on the east line and 150 feet on the west line to a dead line in the rear, on which it measures 204.50 feet.
>
> BEING the same property conveyed to Dennis O. Powers and wife, Rethea W. Powers, by deed from Jeff D. Wallace and wife, Eunice W. Wallace, of record in Book 4749, page 947, Register's Office for said county.

TO HAVE AND TO HOLD said real estate with the appurtenances, estate, title and interest belonging to the said BOBBY W. CARNEY and wife, JANIS S. CARNEY, their successors 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, except 10 ft. easement for public utilities along the line of premises; a 5 by 20 anchor easement; a 30 ft. building set-back line from Ash Grove Dr. and conditions of owners' certificate as shown on plan of record in Book 2663, Page 126, R.O.D.C., Tennessee; restrictive covenants contained in instrument of record in Book 2904, Page 51, R.O.D.C., Tennessee. 1977 property taxes prorated at closing and assumed by buyers. (Two window air conditioning units, drapes(except bedroom and master bath), carpets, stove, dishwasher shutters in master bath, storage shed and clothes line to remain).

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WE FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and forever defend the title to said real estate to the said BOBBY W. CARNEY and wife, JANIS S. CARNEY,

their successors and assigns against the lawful claims of all persons.

E29792

IDENTIF. REFERENCE

OCT 6 11 18 AM '77

FELIX Z. SHELLON III REGISTER
DAVIDSON COUNTY, TENN.

WITNESS OUR HANDS this 17 day of SEPTEMBER, 1977.

Dennis O. Powers
DENNIS O. POWERS

Rethea W. Powers
RETHEA W. POWERS

STATE OF ALABAMA )
COUNTY OF MORGAN )

Personally appeared before me, Milford B. Sparkman, a notary public in and for said county and state, DENNIS O. POWERS and wife, RETHEA W. POWERS, 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 DECATUR, ALABAMA, this 17th day of SEPTEMBER, 1977.

Milford B. Sparkman
Notary Public

MILFORD BRUCE SPARKMAN NOTARY PUBLIC ALABAMA STATE AT LARGE

My Commission Expires:
6-1-81

The actual consideration or value for this transfer is $33,000.00.

Bob W. Carney
Affiant

Sworn to and subscribed before me this 30th day of September, 1977.

Thomas R. Bain
Notary Public

THOMAS R. BAIN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE MY COMMISSION EXPIRES 11-11-80

My Commission Expires:
11/11/80

Buyers address

This is improved property known as 396 Ash Grove Drive; Nashville,

| | | | | |
|---|---|---|---|---|
| OCT-6 | Tennessee | CONV | 33,000.00 | |
| OCT-6 | | S'TAX | B* 85.80 | |
| OCT-6 | | PR'FEE | B* .50 | |
| OCT-6 | | W'DEED | B* 4.00 | * 90.30 |