THIS INSTRUMENT WAS PREPARED BY [illegible], ATTORNEY AT LAW,
320 GALLATIN ROAD, MADISON, TENNESSEE. 37115

WARRANTY DEED

BOOK 5213 PAGE 78

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Maurice Stephen Powers	Same	Map 42-4
(NAME)	(NAME)	
408 Hamblen Drive,		Parcel 10
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, Tennessee 37115		11D 30655
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

125 Robine Drive Madison, Tenn.

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100----------
----------($10.00)---------- *Dollars,*

cash in hand paid by the said grantee hereinafter named, and other good and valuable consideration, the receipt of which is hereby acknowledged,

We, DAVID VARGAS and wife, SANDRA S. VARGAS, hereinafter called the grantors,

have this day bargained and sold, and do hereby transfer and convey unto ~~XXXXXX~~ MAURICE STEPHEN POWERS, unmarried, herein called the grantee, his

~~XXXXXXX~~ *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 82 on the Plan of Primrose Acres, as of record in Book 2663, page 106, Register's Office for said County, to which reference is here made for a more particular description.

Being the same property conveyed to David Vargas and wife, Sandra S. Vargas, by deed from Myrtle S. Watts, of record in book 4685, page 444, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 2859, page 584, setback line, easements and other limitations as shown on Plan of record in Book 2663, page 106; said Register's Office.

OCT 24 77 CONV 33,500.00
OCT 24 77 S'TAX B* 37.10
OCT 24 77 PR'FEE B* .50
OCT 24 77 W'DEED B* 4.00 * 91.60

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 33,500.00

Subscribed and sworn to before me, this the 14th day of October 19 77

Affiant Maurice Stephen Powers

My commission expires: April 20, 1981 (Affix Seal)

Notary Public [illegible]

STATE OF TENNESSEE DAVIDSON COUNTY LARGE

This is unimproved ( ) improved (X) property, known as 408 Hamblen 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 grantee, his

~~XXXXXXXX~~ *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* grantee, his ~~XXXXXXX~~ *heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 14th *day of* October, 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.*

David S Vargas (David Vargas)

Sandra S Vargas (Sandra S. Vargas)

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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,* David Vargas and wife, Sandra S. Vargas

the within named 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, *this* 14th *day of* October, *19* 77

Valda Hartz
Notary Public

Commission expires April 20, 1981

VALDA HARTZ NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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, executed 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 .....

WARRANTY DEED

FROM

David Vargas et ux

TO

Maurice Stephen Powers, unmarried

E 32533

IDENTIF. REFERENCE

Oct 24 9 23 AM '77

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS