BOOK 5295 PAGE 829

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 26,168.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF June 19 78

Notary Public

MY COMMISSION EXPIRES: 1-18-82

(AFFIX SEAL)

Attorney At Law THIS INSTRUMENT WAS PREPARED BY
R. KENT WILDMAN, 217 Second Ave. North, Nashville, Tenn. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dean T. Powers (NAME)	Baker Mortgage Corporation (NAME)	34-10
341 Dinwiddie Drive (STREET ADDRESS OR ROUTE NUMBER)	2840 Northeast Expressway (STREET ADDRESS)	61
Madison, Tn. 37115 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia (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~~ I, JOHN L. EZELL

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DEAN T. POWERS AND WIFE, JOANNE M. POWERS

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. 37 on the Plan of Stanley Heights, of record in Book 3300, Page 74, R.O.D.C.T., to which Plan Reference is hereby made for a more complete and accurate description.

Being the same property conveyed to John L. Ezell by Deed from Danny R. Barnes Etux of record in Book 5182, Page 924, R.O.D.C.T.

Part of the consideration for this conveyance is Grantee's agreement to assume primary responsibility for the payment of an indebetedness of record in Book 5182, Page 926, and to hold Grantor harmless therefrom, and Grantor hereby conveys any and all interest he has in and to an escrow account in connection with said indebtedness to the Grantees.

unimproved ( )
This is improved (X) property, known as 341 Dinwiddie Drive, Madison, Tennessee 37115
(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 my hand this 1st day of June 19 78

Marilyn Jane Ezell John L. Ezell

JOHN L. EZELL

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Linda H. Long, a Notary Public in and for said County and State, the within named JOHN L. EZELL

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 1st day of June 1978

Commission expires 1-18-82

Linda H. Long
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 JOHN L. EZELL

TO DEAN T. POWERS and Wife JOANNE M. POWERS

E 69867

IDENTIF. REFERENCE

JUN 8 10 03 AM '78

FELIX E. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUN-8-78	CONV	26,168.00			
JUN-8-78	S'TAX		B*	68.12	
JUN-8-78	PR'FEE		B*	.50	
JUN-8-78	W'DEED		B*	4.00	* 72.62