James R. Wyatt, Attorney
First American Center
Nashville, Tennessee

BOOK 5311 PAGE 944

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO.	MAP PARCEL NUMBERS
James B. Powell et ux	First Tennessee Bank N. A. Memphis	Map 162-8
(NAME)	(NAME)	
58 Tusculum Road	P. O. Box 474	Parcel 7
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37211	Memphis, Tennessee 38101	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------
----------($10.00)---------- *Dollars,*

cash in hand paid by James B. Powell and wife, Faith Y. Powell and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

JUL 17 78	CONV	35,900.00			
JUL 17 78	S'TAX		B*	93.34	
JUL 17 78	PR'FEE		B*	.50	
JUL 17 78	W'DEED		B*	4.00	* 97.84

We, C. W. Barnes and wife, Virginia Anne E. Barnes,

have this day bargained and sold, and do hereby transfer and convey unto the said James B. Powell and wife, Faith Y. Powell, their *(successors), heirs and assigns,*

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

Land in the 5th Civil District of Davidson County, Tennessee, being Lot No. 9 on the Plan of Antioch Park, Section 1, as of record in Book 3600, page 96, said Register's Office.

Said Lot No. 9 fronts 75.00 feet on the northerly margin of Tusculum Road and extends back 146.7 feet on the easterly line and 146.3 feet on the westerly line, to a line in the rear on which it measures 75.0 feet.

Being the same property conveyed to C. W. Barnes and wife, Virginia Anne E. Barnes, by deed from George A. Gunselman and wife, Mary Lou L. Gunselman, of record in Book 4801, page 655, Register's Office for said County.

This conveyance is made subject to an easement for public utilities, anchor easements, and building setback lines and conditions of owner's certificate, as shown on Plan of record in Book 3600, page 96; and restrictive covenants of record in Book 4533, page 967, 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 $ 35,900.00

Subscribed and sworn to before me, this the 13th day of July 19 78

Affiant James B. Powell

My commission expires: 4/18/82 (Affix Seal)

Notary Public Nancy Bi Cole

NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

This is unimproved ( ) improved (XX) property, known as 58 Tusculum Road, Nashville, Tennessee 37211
(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 James B. Powell and wife, Faith Y. Powell, their *(successors), 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,* except for 1978 taxes which are prorated and assumed by the grantees.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* James B. Powell and wife, Faith Y. Powell, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 13th *day of* July, 19 78, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

C. W. Barnes
C. W. Barnes
By B. Barnes atty in fact

Virginia Anne E. Barnes
Virginia Anne E. Barnes
By B. Barnes atty in fact

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, NANCY L. KOTA, *a Notary Public in and for said County and State,* C. W. Barnes and wife, Virginia Anne E. Barnes

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, Tennessee *this* 13th *day of* July, *19* 78

Nancy L. Kota
Notary Public

Commission expires 4/18/82

NANCY L. KOTA NOTARY PUBLIC DAVIDSON COUNTY

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 .....

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 13th day of July, 1978, before me personally appeared B. K. Barnes, to me known to be the person who executed the foregoing deed in behalf of C. W. Barnes and Virginia Anne E. Barnes, and acknowledged that he executed the same as the free act and deed of said C. W. Barnes and Virginia Anne E. Barnes.

Witness my hand and official seal at office in Nashville, Tennessee, this 13th day of July, 1978.

Nancy L. Kota
Notary Public

My commision expires: 4/18/82

NANCY L. KOTA NOTARY PUBLIC DAVIDSON COUNTY TENN.

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TENN. 37238

WARRANTY DEED 234037

FROM
C. W. Barnes et ux

TO
James B. Powell et ux

E. 7. 7. 0. 7. 2.

IDENTIF. REFERENCE

JUL 17 1 39 PM '78

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238