BOOK 5351 PAGE 594 Form No. WD-1

A. HARRIS... ...TY.
12
FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

STATE OF TENNESSEE
COUNTY OF DAVIDSON }

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

26,000.00 Richard Lee Powers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF OCTOBER 1978

Notary Public

MY COMMISSION EXPIRES: Jan. 18, 1982
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard Lee Powers (NAME)	Dobson & Johnson, Inc. (NAME)	118-4
2223 Winford (STREET ADDRESS OR ROUTE NUMBER)	One Commerce Pl., 18th Floor (STREET ADDRESS)	151
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37239 (CITY) (STATE) (ZIP)	6DA-24340

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, Charles E. Brown and wife Patricia A. Brown

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard Lee Powers and wife Terri W. 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. 1 on the unrecorded Plan of a re-subdivision of part of Lots Nos. 8 and 9 of the Plan of Melrose of record in Book 57, page 44, Register's Office for said County, said unrecorded Plan having been prepared according to a survey made by Cantrell, Connell, and Creek, on April 20, 1950.

Said Lot No. 1 fronts 50 feet on the easterly side of Winford Avenue and runs back between parallel lines 200 feet to a dead line in the rear on which it measures 50 feet thereon.

Being the same property conveyed to Charles E. Brown and wife, Patricia A. Brown, by deed from Helen H. Finney Isaacs of record in Book 3882, page 909, Register's Office for Davidson County, Tennessee.

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

This is improved (XX) unimproved ( ) property, known as 2223 (House No.) Winford (Street) Nashville, Tennessee (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 10TH day of OCTOBER, 19 78

Charles E. Brown

Charles E. Brown

Patricia A. Brown

Patricia A. Brown

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles E. Brown and wife Patricia A. Brown

the bargainor, 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 10TH day of OCTOBER 19

Commission expires Dec 15 1982

James D Hibbett
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) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) 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

(his oath) (himself) (they)

WARRANTY DEED

FROM
Charles E. Brown et ux
Patricia A. Brown

TO
Richard Lee Powers et ux
Terri W. Powers

E 94687

IDENTIF. REFERENCE

OCT 17 9 22 AM '78

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

OCT 17 78	CONV	26,000.00			
OCT 17 78 S'TAX			B*	67.60	
OCT 17 78 PR'FEE			B*	.50	
OCT 17 78	W'DEED		B*	4.00	* 72.10

DOBSON & JOHNSON, INC.
Mortgage Bankers
311 Plus Park Blvd.
Nashville, Tennessee 37217