Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

# WARRANTY DEED

BOOK 5367 PAGE 303

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Thomas W. Powell, Jr. and wife, Glenda D. Powell | Third National Mortgage Company | Map 96-9 |
| (NAME) | (NAME) | |
| 2726 Emery Drive | P. O. Box 2628 | Parcel 59 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Donelson, TN. 37214 | Nashville, Tennessee 37219 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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

cash in hand paid by Thomas W. Powell, Jr. and wife, Glenda D. Powell and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Joseph M. Beuerlein and wife, Mary J. Beuerlein

*have this day bargained and sold, and do hereby transfer and convey unto the said* Thomas W. Powell, Jr. and wife, Glenda D. Powell *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 38 on the Plan of Meadowview Acres, Section 2, of record in Book 2083, page 52, Register's Office for said County.

Said Lot No. 38 fronts 80 feet on the north side of Emery Drive and runs back between parallel lines 198.9 feet to a dead line in the rear.

Being the same property conveyed to Joseph M. Beuerlein and wife, Mary J. Beuerlein, by deed from Carl W.Groves and wife, Dolores A. Groves, of record in Book 4261, page 742, said Register's Office.

This conveyance is subject to a 60-foot building set-back line from Emery Drive, an easement for public utilities, and conditions of Owner's Certificate of record in Book 2083, page 52, Register's Office for said County; and restrictive covenants of record in Book 2150, page 387, Register's Office for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 41,500.00

Subscribed and sworn to before me, this the 20th day of Nov 1978

Affiant Thomas W Powell Jr.

My commission expires: 7/21/80 (Affix Seal)

Notary Public Mary Ensley

unimproved ( )
This is improved (X) property, known as 2726 Emery Drive, Donelson, Tennessee
(House Number) (Street) P.O. Address: (City or Town)

*TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees 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.*

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

*Whenever 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 hands this* 20th *day of* November, 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.*

Joseph M. Beuerlein
Joseph M. Beuerlein

Mary J. Beuerlein
Mary J. Beuerlein

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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*Personally appeared before me,* Mary Ensey, *a Notary Public in and for said County and State,* Joseph M. Beuerlein and wife, Mary J. Beuerlein

*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* 20th *day of* Nov., *19* 78

NOTARY PUBLIC

Mary Ensey
*Notary Public*

*Commission expires* 4/21/80

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*.....

| | | | | | |
|---|---|---|---|---|---|
| NOV27 78 | CONV | 41,500.00 | | | |
| NOV27 78 | S'TAX | | B* | 107.90 | |
| NOV27 78 | PR'FEE | | B* | .50 | |
| NOV27 78 | W'DEED | | B* | 4.00 | * 112.40 |

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

235633

**WARRANTY DEED**

FROM
Joseph M. Beuerlein and wife,
Mary J. Beuerlein

TO
Thomas W. Powell, Jr. and wife,
Glenda D. Powell

F. 0. 1. 6 6 2

IDENTIF. REFERENCE

Nov 27 8 34 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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

**Chicago Title Insurance Company**
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627