3052. 06/29 13.02- CHECK

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF ~~DAVIDSON~~ } CHEATHAM

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 5,165.00

Grace Hellums, Agt.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF June 1979.

Janet B Conley
Notary Public

MY COMMISSION EXPIRES: 10-19-82

(AFFIX SEAL)

mail THIS INSTRUMENT WAS PREPARED BY

Stinnett & Wilkinson, Attorneys, 108 South Main Street, Ashland City, TN. 37015
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James A. Powell et ux (NAME)	Same (NAME)	83-4-199
2713 Eastland Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	15DA 50663
Nashville, TN. 37206 (CITY) (STATE) (P. O. ZIP)	(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, Charles F. Huffines and wife, Shirley A. Huffines

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James A. Powell and wife, Sybil J. Powell

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 part of Lot No. 52 on the Plan of Brownsville, as of record in Book 21, page 9, Register's Office for Davidson County, Tennessee.

BEGINNING in the center of Rosebank Avenue, formerly Division Street, at a point 254.75 feet east of the center line of Johnson Street; thence with said Avenue, eastwardly 55.0 feet to a point at the southwest corner of the property conveyed to George Stegall and wife, by deed from H. E. LeGraff and wife, of record in Book 1274, page 54, Register's Office for Davidson County, Tennessee; thence in a northerly direction along said Stegall's west line, 182.0 feet to a point; thence westwardly 55.0 feet to a point; thence southwardly 182.0 feet to the point of beginning.

BEING the same property conveyed to Charles F. Huffines and wife, Shirley A. Huffines, by deed from Carl Richardson and wife, Margie L. Richardson, of record in Book 5213, page 669, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( ) property, known as _____ (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 our hands this 27th day of June, 1979

Charles F Huffines

Shirley A. Huffines

STATE OF TENNESSEE
~~Davidson~~ County
Cheatham

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles F. Huffines and wife, Shirley A. Huffines

the 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 Ashland City, Tennessee, this 27th day of June 1979

Commission expires 10-19-82

Janet M. Carter
Notary Public

NOTARY PUBLIC CHEATHAM CO.

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
CHARLES F. HUFFINES etux

TO
JAMES A. POWELL et ux

F-37417

IDENTIF. REFERENCE

JUN 29 9 26 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

co
tr
ce

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5457 PAGE 852

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			5165.00- CO	
			13.52 CO TX	
			.50 PRFEE	
			4.00 WDEED	
			CHECK	18.02-
3052A06/29/79			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F-37417

IDENTIF. REFERENCE

JUN 29 9 26 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 693875