This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

11384 N

WARRANTY DEED

BOOK 5521 PAGE 789

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Donald J. Charpio and wife, Patricia S. Charpio	Third National Mortgage Company	102-16-1
(NAME) 536 West Hillwood Drive	(NAME) P. O. Box 2628	
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37205	(STREET ADDRESS) 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 Donald J. Charpio and wife, Patricia S. Charpio and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Clyde A. Powers, Sr. and wife, Virginia Alice Powers

have this day bargained and sold, and do hereby transfer and convey unto the said Donald J. Charpio and wife, Patricia S. Charpio

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 207 on the Plan of Horton Heights, Section D, as of record in Book 2133, page 78, Register's Office for Davidson County, Tennessee, described as follows: Beginning at a point in the easterly margin of Greely Drive, formerly Tombill Drive, at the corner of Lots 207 and 208; thence with the line between said lots, easterly 207 feet to a point; thence southerly 205 feet to a point in the northerly margin of West Hillwood Drive; thence with the margin of the same westerly 182 feet to the beginning of a curve; thence around said curve northwesterly 39.3 feet to a point in the easterly margin of Greely Drive; thence with the margin of the same, northerly 180 feet to the beginning.

Being the same property conveyed to Clyde A. Powers Sr., and wife, Virginia Alice Powers by deed from Thomas H. Pratt, Jr., and wife, Eva Mae Pratt of record in Book 4838, page 728, said Register's Office.

This conveyance is subject to the recorded plan in Book 2133, page 78, Register's Office for said County, which shows a 50-foot set-back line from Greely, formerly Tombill Drive, a 50-foot set-back line from West Hillwood, formerly Halney Drive, a 10-foot easement for public utilities; and restrictive covenants of record in Book 2243, page 159, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 66,900.00

Subscribed and sworn to before me, this the 26th day of October 19 79

Donald J. Charpio
Affiant

My commission expires: 4-10-82
(Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 536 West Hillwood Drive, Nashville, Tennessee 37205
(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., except for 1979 taxes which are prorated and assumed by the purchasers.

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 26 *day of* OCTOBER, *19* 79, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Clyde A. Powers Sr.
Clyde A. Powers, Sr.

Virginia Alice Powers
Virginia Alice Powers

BOOK 5521 PAGE 790

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, NANCY L KOTA *a Notary Public in and for said County and State,* Clyde A. Powers, Sr. and wife, Virginia Alice Powers

the within named bargainors, 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* 26 *day of* OCT, *19*79.

Nancy L Kota *Notary Public*

Commission expires 4-18-82

NOTARY PUBLIC DAVIDSON COUNTY TENN.

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 .....

2889 10/30 180.44- CHECK

CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER 37110
NASHVILLE, TENN. 37238

WARRANTY DEED

FROM
Clyde A. Powers, Sr. and wife,
Virginia Alice Powers

TO

Donald J. Charpio and wife,
Patricia S. Charpio

F. 6 0 3 8 7

IDENTIF. REFERENCE

OCT 30 11 11 AM '79

FELIX Z. WILSON JR. 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

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5521 PAGE 791

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
		66900.00-	CO	
		173.94	CO TX	
		.50	PRFEE	
		6.00	WDEED	
			CHECK	180.44-
2039A	10/30/79		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 6 0 3 8 7

IDENTIF. REFERENCE

Oct 30 11 11 AM '79

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 722032