BOOK 5552 PAGE 986 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $24,950.00

Doris H. Powell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF January 1980.

J. Lyle Tatum
Notary Public

MY COMMISSION EXPIRES: 1-18-82

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS, ADAMS & SPICER, ATTORNEYS, 515 Two Mile Parkway, Goodlettsville, TN 37072
~~401 Union Street, Nashville, Tennessee 37219~~

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Thomas E. Powell (NAME)	Thomas E. Powell (NAME)	11D 49338
318 Maple Street (STREET ADDRESS OR ROUTE NUMBER)	SAME (STREET ADDRESS)	Map 43-13
Madison, TN. 37115 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	Par 194

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, Walter F. Duke and wife, Marie Duke

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas E. Powell and wife, Doris H. 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 Lot No. 5 of Block G on the plan of Forest Park Subdivision, of record in Book 843, page 44, Register's Office for said County.

SAID Lot No. 5 fronts 51 feet and 4 inches on the southerly margin of Maple Street and extends back 225 feet on the easterly line and 215 feet on the westerly line to a dead line in the rear, measuring 50 feet thereon.

BEING the same property conveyed to Walter F. Duke and wife, Marie Duke by deed from C.E. Lawhorn, Jr., and wife, Sue Lawhorn of record in Book 5179, page 462, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to C.E. Lawhorn, Jr., and wife, Sue Lawhorn of record in Book 5179, page 464, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 318 Maple Street, Madison, TN. 37115
(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 hand s this 2nd day of January, 1980

Walter F. Duke
Walter F. Duke

Marie Duke
Marie Duke

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Walter F. Duke and wife, Marie Duke

the 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 Goodlettsville, Tennessee, this 2nd day of January 1980

Commission expires January 18, 1982

F. Duke Jetton
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 (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

Walter F. Duke and wife,

Marie Duke

TO

Thomas E. Powell and wife,

Doris H. Powell

71394

IDENTIF. REFERENCE

JAN 9 9 24 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

MAIL TO:

WILKINS, ADAMS, [illegible] & SPICER
ATTORNEYS AT LAW
[illegible]

515 Two Mile Parkway
Goodlettsville, TN. 37072

6168 01/09 71.34- CHECK

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5552 PAGE 388

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

24950.00- CO
64.74 CO TX
.50 PRFEE
6.00 WDEED
CHECK 71.24-
6168A01/09/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 71394

IDENTIF. REFERENCE

JAN 9 9 24 AM '80

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 735723