QUITCLAIM DEED

~~WARRANTY DEED~~

BOOK 5556 PAGE 533

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ NONE

X _____ Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF January 19 80.

_____ Notary Public

MY COMMISSION EXPIRES: 11-12-80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILLIAM G. TRABER, ATTORNEY, 107 DONELSON PIKE, NASHVILLE, TENNESSEE 37214T
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CLYDE A. POWERS, SR. (NAME)	MERCANTILE MORTGAGE COMPANY (NAME)	MAP 119-10
3906 HOBBS ROAD (STREET ADDRESS OR ROUTE NUMBER)	P.O. BOX 14569 (STREET ADDRESS)	PAR. 73
NASHVILLE, TN. 37215 (CITY) (STATE) (P. O. ZIP)	ST. LOUIS, MISSOURI 63178 (CITY) (STATE) (ZIP)	6DA 34106

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, JOHN H. POWERS, A SINGLE PERSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CLYDE A. POWERS, SR.

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:

BEING LOT NO. 13 ON THE PLAN OF HIDDEN ACRES SUBDIVISION, SECOND ADDITIION, AS OF RECORD IN BOOK 2083, PAGE 79, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 13 FRONTS 56.20 FEET ON THE WESTERLY MARGIN OF ROLYNN DRIVE, FORMERLY RUBY LEE DRIVE, AND RUNS BACK BETWEEN LINES MEASURING 166.5 FEET ON THE NORTHERLY LINE AND 156.58 FEET ON THE SOUTHERLY LINE TO A DEAD LINE MEASURING 180.0 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO JOHN H. POWERS AND WIFE, PATRICIA CAROL POWERS BY DEED FROM VAUGHN RAY CUNNINGHAM AND WIFE, SADIE LOIS CUNNINGHAM AND TO JOHN H. POWERS BY DEED FROM PATRICIA CAROL POWERS AS OF RECORD IN BOOK 5480, PAGE 386 , REGISTER'S OFFICE FOR SAID COUNTY, THEY HAVING SINCE DIVORCED. THE DEED FROM CUNNINGHAM TO POWERS IS OF RECORD IN BOOK 5430, PAGE 122, SAID REGISTER'S OFFICE.
THE GRANTEES HEREIN ASSUME AND PROMISE TO PAY AN OBLIGATION EVIDENCED BY AN INSTRUMENT OF RECORD IN BOOK 5430, PAGE 125, SAID REGISTER'S OFFICE.

THE ESCROW ACCOUNT AS IT RELATES TO THIS PROPERTY IS HEREBY TRANSFERRED TO THE GRANTEES, AS IS THE HAZARD INSURANCE.

This is unimproved ( ) improved (X) property, known as 129 ROLYNN DRIVE, NASHVILLE, TENNESSEE
(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 MY hand this 14th day of JANUARY, 1980

X _____
JOHN H. POWERS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5556 PAGE 534

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named JOHN H. POWERS

the bargainor, with whom I am personally acquainted, and who acknowledged that HE executed the within instrument for the purposes therein contained.

Witness my hand and official seal at NASHVILLE, TN. this 14 day of JANUARY, 19 80

William A. Shaw
Notary Public.

Commission Expires 11-12-80

STATE OF
County

Before me, , a Notary Public within and for the State and County aforesaid, personally appeared , 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 purpose 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

F 72622

7779 01/17 6.00- CHECK

IDENTIF. REFERENCE

JAN 17 10 16 AM '80

FELIX E. ROBERTSON II REGISTER
DAVIDSON COUNTY, TENN.

MAIL TO:
W. G. TRABER
P.O. Box 190783
NASHVILLE, TENN. 37214

QUITCLAIM DEED

WARRANTY DEED

FROM
JOHN H. POWERS

TO
CLYDE A. POWERS, SR.

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. — Livery of Service

Compliments of
Title Associates, Inc.

REPRESENTING
USLIFE TITLE INSURANCE
Company of New York