41-12-23
JC

THIS DEED OF CONVEYANCE, made and entered into this the 24 day of October, 1980, by and between, VERNON E. POWELL and wife, MARIAN A. POWELL, 1344 Cardinal Drive, Nashville, Tennessee 37216, parties of the first part, GRANTORS, and L. B. CHANDLER and JUDY CHANDLER, husband and wife, Route # 6, Franklin, Kentucky 42134, and SPENCER FINN and EVA FINN, husband and wife, Route # 6, Franklin, Kentucky 42134, parties of the second part, GRANTEES,

WITNESSETH: BOOK 5669 PAGE 988

That for and in consideration of an Exchange of Lands (the parties of the second part having this day conveyed to the parties of the first part approximately 104 acres of land in Allen County, Kentucky), and the further consideration of the agreement by the parties of the second part to pay, according to their terms, the following mortgage indebtednesses against the real estate hereinafter described, to-wit:

(1) That certain mortgage indebtedness of Vernon E. Powell and wife, Marian A. Powell, to Noel Palmer Mortgage Company, P.O. Box 2546, Nashville, Tennessee 37219, in the original sum of $13,000.00, with a present balance of $ 11,007.34, and secured by a Deed of Trust on that certain real estate, hereinafter described, located at 4049 Gray's Point Road, Joelton, Tennessee 37080, in the 14th Civil District of Davidson County, Tennessee, said Deed of Trust recorded on August 26, 1969, in Book No. 4360, Page 289, in the Register's Office of Davidson County, Tennessee.

(2) That certain Mortgage Indebtedness from Vernon E. Powell and wife, Marian A. Powell, to Anthony M. Cannon, 3204 Doak, Nashville, Tennessee, in the sum of $21,670.15, bearing interest at the rate of Fifteen percent (15%) per annum from the 23rd day of October, 1980, until paid, and due six months after date, and secured by a Deed of Trust dated the 24 day of October, 1980, recorded in Book No. 5669, Page 992, Register's Office of Davidson County, Tennessee. The above mortgage indebtedness is secured by real estate located at 4049 Gray's Point Road, Joelton, Tennessee.

Jeff Bills
Noel Palmer Mtg
&
Supreme Mtg Co.

(3) That certain mortgage indebtedness of Vernon E. Powell and wife, Marian A. Powell, to National Mortgage Company, dated March 7, 1980, in the original sum of $49,250.00, secured by a Deed of Trust from Vernon E. Powell and wife, Marian A. Powell, to National Mortgage Company, on Lot No. Eighteen (18) of Bellshire Estates, which Deed of Trust is recorded in Book 5577, Page 297, Register's Office of Davidson County, Tennessee, and Assigned by National Mortgage Company to Supreme Mortgage & Realty, Inc., 285 South Main Street, Memphis, Tennessee, being Loan No. 4012. The present payoff on said Mortgage indebtedness is $49,190.44.

prepared by
SECREST & SECREST
ATTORNEYS AT LAW
210 W. MAIN STREET
SCOTTSVILLE, KENTUCKY 42164
PHONE 237-3616

Buyer
L. B. Chandler et ux &
Spencer Finn et ux - Rt #6 Franklin Ky

which indebtenesses the parties of the second part, by their acceptance of this deed, assume and agree to pay, relieving first parties of all obligation thereon; NOW, THEREFORE, for and in consideration of the above, the parties of the first part have bargained and sold and by these presents do hereby sell, grant, alien, and convey unto the parties of the second part, L. B. CHANDLER and wife, JUDY CHANDLER, an undivided one-half interest, as tenants by the entireties, their heirs and assigns forever, and unto the parties of the second part, SPENCER FINN and wife, EVA FINN, an undivided one-half interest, as tenants by the entireties, their heirs and assigns forever, the following tracts or parcels of land, with all improvements thereon, lying in DAVIDSON COUNTY, TENNESSEE, and described as follows, to-wit:

BOOK 5669 PAGE 989

TRACT NO. 1:

29-par. 226 Land in the 14th Civil District of Davidson County, Tennessee, and being more particularly described as follows, at 4049 Gray's Point Rd., Joelton, TN:

BEGINNING in the south margin of Gray's Point Road 556 feet easterly from Kraft Drive and running thence with said Margin S 81° 45' E 112 feet to a curve, and with an 8° 17' cirve 22 feet to an iron pin, thence radially 328 feet to John Aita's line; thence with Aita's line N 87° W 125 minutes (feet) to an iron pin; thence N 8° 15' E 338 feet to beginning, and containing 1.0 acre.

BEING the same land conveyed to Vernon E. Powell by deed from Donna M. Witsell, dated May 30, 1980, recorded in Book 5607, Page 193, in the Office of the Register of Davidson County, Tennessee.

29-41-12 parcel 23

TRACT No. 2: (1132 Darbytown Dr.,Nashville,TN)

Land situated in Nashville, County of Davidson, and State of Tennessee, in the_____Civil District, and being more particularly described as follows:

BEING Lot No. Eighteen (18) on the Plan of Bellshire Estates, Section I, of record in Plat Book 2133, Page 125, of the Register's Office of Davidson County, Tennessee, to which Plat Reference is hereby made for a more particular description.

BEING the same land conveyed to Vernon E. Powell and wife, Marian A. Powell, by deed recorded on March 11, 1980, in Book 5577, Page 294, in the Office of the Register of Davidson County, Tennessee.

TO HAVE AND TO HOLD the foregoing and above bounded and described real estate, together with all and singularly the appurtenances

SECREST & SECREST
ATTORNEYS AT LAW
210 W. MAIN STREET
COTTSVILLE, KENTUCKY 42164
PHONE 237-3616

thereunto belonging, unto the parties of the second part, L. B. CHANDLER and wife, JUDY CHANDLER, an undivided one-half interest, as tenants by the entireties, their heirs and assigns forever, and unto the parties of the second part, SPENCER FINN and wife, EVA FINN, an undivided one-half interest, as tenants by the entireties, their heirs and assigns forever, with Covenant of General Warranty, subject to easements, restrictions and stipulations of record affecting the property, and FURTHER SUBJECT to the above mortgage indebtednesses which the parties of the second part assume and agree to pay.

IN TESTIMONY WHEREOF, witness the execution and delivery hereof by first parties hereto, this the day and date herein first above written.

Vernon E. Powell
VERNON E. POWELL

Marian A. Powell
MARIAN A. POWELL

STATE OF Tennessee )
) SCT.
COUNTY OF Davidson )

I, [illegible], a Notary Public in and for the aforesaid State and County, do hereby certify that the foregoing Deed of Conveyance was this day produced to me and executed and acknowledged before me by VERNON E. POWELL and wife, MARIAN A. POWELL, parties grantors hereto, to be their free and voluntary act and deed, all in due form of law.

Given under my hand and notarial seal, this the 24 day of October, 1980.

[illegible]
Notary Public
My Commission Expires:
[illegible]

RUSH

FELIX Z. WILSON
DAVIDSON COUNTY

IDENTIF. REF. FEE

Oct 27 11 45 AM 1980

G. I. 4.5 2.4

This Instrument Prepared By:
SECREST & SECREST
Attorneys at law
210 W. Main Street
Scottsville, Kentucky 42164
By: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$10,000.00
L B Chandler
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 27th DAY OF Oct 1980
[illegible]
Deputy Register

2 $c.
, 9 JC

SECREST & SECREST
ATTORNEYS AT LAW
210 W MAIN STREET
COTTSVILLE KENTUCKY 42164
PHONE 237-3616

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 5669 PAGE 991

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 90000.00- CO | |
| | | | 234.00 CO TX | |
| | | | .50 PRFEE | |
| | | | 9.00 WDEED | |
| | | | .60 MISC. | |
| | | | CHECK | 244.10- |
| 0831A | 10/27/80 | | BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G. I. 4 5 2 4

IDENTIF. REFERENCE

Oct 27 11 49 AM '80

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

No. 788407