Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

BOOK 5694 PAGE 177

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
James Powell	Same	83-3-226
(NAME) 2713 Eastland Ave	(NAME)	
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tn 37206	(STREET ADDRESS)	
(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 James Powell and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

I, Eva Richardson, unmarried

have this day bargained and sold, and do hereby transfer and convey unto the said James Powell & wife Sybil

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

Tract I:

Land in Davidson County, Tennessee, being part of Lot No. 64 on the Map of Brownsville, as of record in Book 21, page 9, Register's Office for said County, and described as follows:
Beginning at a point at the intersection of the center line of Campbell Street and McKennel Street, being the common corner of Lots Nos. 63, 64, 66 and 67; thence with the line between Lots Nos. 64 and 67, easterly 817.15 feet, more or less to the northwest corner of the property conveyed to Albert S. Britt by deed of record in Book 747, page 76, Register's Office for said County; thence along Britt's west line southerly 466.9 feet to the north line of a 2 acre tract, more or less, that was conveyed out of Lot 64 by deed of record in Book 87, page 133, said Register's Office; thence westerly along the north line of said 2 acre tract, 731 feet, more or less, to the center line of Campbell Street; thence with the center line of the same, north 10 deg. west 473.55 feet, more or less, to the beginning.

TRACT II:

Land in Davidson County, Tennessee, being part of Lot No. 63 on the plan of Brownsville, as of record in Book 21, page 9, Register's Office for said County, described as follows:
Beginning in the center of Campbell Street at the southeast corner of property conveyed to A. T. Wood by deed from Mrs. Julia Wood, of record in Book 1198, page 668, said Register's Office; thence with Wood's southerly line westwardly 150 feet; thence southwardly and parallel with the center line of Campbell Street, 277.5 feet, more or less, to the line between Lots Nos. 57 and 63; thence with the line between said two lots, eastwardly 150 feet to the center of Campbell Street; thence with the center of said street, northwardly 277.5 feet, more or less, to the beginning.

Being the same property was devised to Eva Richardson by will of H. H. Richardson of record in Will Book 101, page 393, County Court of Davidson County, Tennessee.

INCLUDED in the above description but EXCLUDED therefrom is the following property sold to Jim Delaney and wife, Margaret Delaney, of record in Book 3649, page 17, Register's Office for said County, described as follows:

Beginning at an iron pin in an old fence row at the intersection of the right-of-ways of McKennel Avenue, and the present dedicated east right-of-way for Campbell Avenue; thence south 86 deg. 50' east 50.7 feet along the south right-of-way of McKennel Avenue to an iron pin at the beginning of a curve having a radius of 357.0 feet; thence with said curve in a southeasterly direction 277.2 feet to the end of said curve; thence south 42 deg. 21' east 260.9 feet to an iron pin at the beginning of a curve having a radius of 407.0 feet; thence with said curve in a southeastwardly direction 319.9 feet to the end of said curve; thence south 87 deg. 23' east 1.25 feet to an iron pin at Mrs. Porter's northwest corner; thence leaving the right-of-way of McKennel Avenue and running with Mrs. Porter's west boundary line south 2 deg. 37' west 34.0 feet to an iron pin in a fence on Hailey's north boundary line; thence with Hailey and Delaney's north boundary lines north 86 deg. 36' west 291.7 feet to an iron pin at Seigenthaler's northeast corner; thence with Seigenthaler's north boundary line north 83 deg. 48' west 428.0 feet to an iron pin in an old fence row at the present dedicated east right-of-way for Campbell Avenue; thence with said old fence row north 5 deg. 32' west 422.1 feet to the beginning.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 13,500.00

Subscribed and sworn to before me, this the 19th day of December 19 80.

Affiant

My commission expires: (Affix Seal)

Notary Public

unimproved (X)
This is improved ( ) property, known as Campbell Avenue, Nashville, Tennessee
(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.

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 19th *day of* December, 19 80, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Eva Richardson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, ..., a Notary Public in and for said County and State, the within named Eva Richardson

.....

.....

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

Witness my hand and official seal at Nashville, Tennessee, this 8th day of October, 19 84.

.....Notary Public.

Commission Expires 10-11-84

STATE OF.....

COUNTY OF.....

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

.....

.....

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

Witness my hand and official seal at....., this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

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.....

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WARRANTY DEED

FROM

TO

G 2.3 2 9 6

IDENTIF. REFERENCE

Dec 29 9 06 AM '80

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 5694 PAGE 181

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

13500.00- CO
35.10 CO TX
.50 PRFEE
12.00 WDEED
CHECK 47.60-
2083A12/29/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 2 3 2 9 6

IDENTIF. REFERENCE T

Dec 29 9 06 AM '80

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 799277