ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
CHARLES K. POWERS et ux	THE KISSELL COMPANY	97-13-9
(NAME)	(NAME)	
145 Needles Court	30 Warder Street	3D-85723
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37214	Springfield, Ohio 45501	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

BOOK 5713 PAGE 534

For and in consideration of the sum of ----------Ten and no/100 ($10.00)---------- DOLLARS

cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged,

CARY ENTERPRISES, INC.,

hereinafter called the GRANTOR,

have bargained and sold, and by these presents do transfer and convey unto the said CHARLES K. POWERS and wife, CAROL A. POWERS

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 117 on the Plan of Larchwood, Section Two, as of record in Book 5200, pages 57, 58 and 59, Register's Office for said County.

Said Lot No. 117 fronts a total distance of 75.04 feet on the easterly margin of Needles Court as measured along a broken line, and extends back 144.73 feet on the northerly line, and 141.60 feet on the southerly line, to a line on the rear on which it measures 90.00 feet.

Being all the same property conveyed to Cary Enterprises, Inc. by deed from James M. Fischer, Jr. and wife, Mary V. Fischer of record in Book 5652, page 322, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants contained in instrument of record in Book 5479, page 443 and to the limitations shown on the Plan of record in Book 5200, pages 57, 58 and 59, both of record in the Register's Office for Davidson County, Tennessee; and to 1981 property taxes which are being prorated and which the Grantee assumes in full.

~~unimproved~~ ( ) This is improved (XX) property, known as 145 Needles Court, Nashville, Tennessee 37214

(House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

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.

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 13th day of February, 19 81.

CARY ENTERPRISES, INC.

BY: JAMES E. CARY, PRESIDENT

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STATE OF TENNESSEE
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____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared JAMES E. CARY ~~and~~ _____ with whom I am personally acquainted, and who, upon oath, acknowledged himself to be PRESIDENT ~~and~~ _____ ~~respectively~~ of the CARY ENTERPRISES, INC., the within named bargainor, a corporation, and that he as such President ~~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 JAMES E. CARY as such President ~~and attesting the same by the said~~ _____ ~~as such~~ _____

Witness my hand and seal, at office in Nashville, Tennessee this 13th day of February, 19 81.

Barbara McBee
Notary Public

Commission expires 4/22/84

BARBARA McBEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 48,780.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Charles K. Powers

Sworn to and subscribed before me
this 13th day of February, 19 81.

Barbara McBee
Notary Public

My commission expires 4/22/84

BARBARA McBEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

This instrument was prepared by:

Name	Address
Marbut Glenn Gaston, Jr., Attorney at Law	2211 Crestmoor Road, Nashville, TN 37215

1265 02/24 133.38- CHECK
WARRANTY DEED
FROM CARY ENTERPRISES, INC.
TO CHARLES K. POWERS and wife, CAROL A. POWERS

G 30412

IDENTIF. REFERENCE

FEB 24 10 27 AM '81
FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
311 4th Avenue North
NASHVILLE, TENNESSEE 37219

RUSH

File Box 19

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5713 PAGE 536

FOR _____

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
			48760.00- CO	
			126.88 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 133.38-	
			1265A02/24/81 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G30412

T
IDENTIF. REFERENCE

FEB 24 10 27 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 808102