BOOK 5740 PAGE 825

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April 1981.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FRAZIER & FAIMON, 300 James Robertson Parkway, Nashville, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dr. Thomas Powers, etux (NAME)	Mercantile Mortgage Company (NAME)	116-11-13
4409 Honeywood Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 14569 (STREET ADDRESS)	BM-4180
Nashville, TN 37205 (CITY) (STATE) (P. O. ZIP)	St. Louis, Mo. 63178 (CITY) (STATE) (ZIP)	

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, Steve G. Fridrich, unmarried, and John A. Ramsey, III, unmarried, doing business as partners of a general partnership,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dr. Thomas A. Powers and wife, Sandra Newbill Powers,

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 the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, being Lot No. 6 of Block "C" in the Plan of Honeywood Subdivision of the Malone Estate, not of record, described according to a survey made by W. B. Southgate, Surveyor, July ____, 1931, and John Kohl & Co., Surveyors, dated April 23, 1981, as follows:
Beginning at a point on the southerly margin of Honeywood Avenue 1139 feet east of the easterly margin of Belle Meade Boulevard, said point being the corner of Lots Nos. 5 and 6; thence with the line between said two lots, southwardly 265.6 feet to the northern boundary line of the Belle Meade Park property; thence with the northern boundary line of said Belle Meade Park property, eastwardly 200 feet to the corners of Lots Nos. 6 and 7; thence with the line between said two lots northwardly 249 feet to the southerly margin of said Avenue; thence with the southerly margin of said Avenue, westwardly 200 feet to the beginning.

Being the same property conveyed to Steve G. Fridrich and John A. Ramsey, III, doing business as partners of a general partnership, by deed from Faye Maxine Anthony Smith, unmarried, of record in Book 5618, page 547, Register's Office for Davidson County, Tennessee.

This is (unimproved / improved) property, known as 4409 Honeywood Drive, Nashville, Tennessee 37205
(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 30th day of April, 1981

John A. Ramsey III

STATE OF TENNESSEE
Davidson County

BOOK 5740 PAGE 826

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Steve G. Fridrich and John A. Ramsey, III

the bargainor S, 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 Nashville, Tennessee, this 30 day of April 1981.

Commission expires 10/15/83

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 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

STEVE G. FRIDRICH and

JOHN A. RAMSEY, III

TO

THOMAS A. POWERS and wife,

SANDRA N. POWERS

G 40286

IDENTIF. REFERENCE

MAY 4 3 02 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Please return to:
DAVID B. HERBERT
23rd Floor, L & C Tower
Nashville, Tennessee 37219

3761 05/04 446.50- CHECK

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5740 PAGE 827

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
			170000.00- CO	
			448.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 448.50-	
			3761A05/04/81 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

340286

IDENTIF. REFERENCE

MAY 4 3 02 PM '81

FEL X Z WILSON II REGISTER
DAVIDSON COUNTY TENN

No. 820128