WARRANTY DEED

BOOK 5756 PAGE 295

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 61,000.00

x [signature]
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF June, 19 81

[signature]
Notary Public

MY COMMISSION EXPIRES: 10-21-84

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

WILLIAM G. TRABER, 107 DONELSON PIKE, NASHVILLE, TENNESSEE 37214T
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CLYDE POWERS, SR. ET AL (NAME)	CHURCHILL MORTGAGE CORPORATION (NAME)	96-9
3906 Hobbs Rd. (STREET ADDRESS OR ROUTE NUMBER)	5775-C PEACHTREE DUNWOODY (STREET ADDRESS)	Par 55 1/2
Nashville, TN 37215 (CITY) (STATE) (P. O. ZIP)	ATLANTA, GEORGIA 30342 (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, E.W. WILKERSON AND WIFE, NANCY C. WILKERSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CLYDE POWERS, SR. AND ANITA 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 DAVIDSON COUNTY, TENNESSEE, IN THE THIRD CIVIL DISTRICT AS SHOWN ON A SURVEY MADE BY J.R. WAUFORD AND COMPANY, ENGINEERS, DATED SEPTEMBER 30, 1957, UNRECORDED, JOB 57-134, DESCRIBED AS FOLLOWS:

BEGINNING AT AN OLD IRON PIN IN THE WESTERLY MARGIN OF DONELSON PIKE BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED LOT; THENCE WITH THE WESTERLY MARGIN, DONELSON PIKE, NORTH 4 DEG. 11' EAST 80 FEET TO AN OLD IRON PIN IN THE SOUTH SIDE OF THE HEDGE ROW; THENCE WITH THE SOUTH SIDE OF THE HEDGE ROW AND OLD FENCE ROW NORTH 85 DEG. 29' WEST 644.7 FEET TO AN IRON PIN, SAID PIN BEING 250 FEET FROM A CONCRETE MONUMENT ON THE EAST SIDE OF SENECA DRIVE; THENCE SOUTH 12 DEG. 43' EAST 84.2 FEET TO AN IRON PIN, BEING 250 FEET FROM A CONCRETE MONUMENT ON THE EAST SIDE OF SENECA DRIVE; THENCE SOUTH 85 DEG. 29' EAST PASSING A CONCRETE SUBDIVISION MONUMENT 105.6 FEET AND IN ALL 620.4 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO E.W. WILKERSON AND WIFE, NANCY C. WILKERSON BY DEED FROM W.G. TRABER, TRUSTEE, AS OF RECORD IN BOOK 5003, PAGE 839, SAID REGISTER'S OFFICE.

THE GRANTEES HEREIN ASSUME AND PROMISE TO PAY AN OBLIGATION EVIDENCED BY AN INSTRUMENT OF RECORD IN BOOK 4842, PAGE 62, SAID REGISTER'S OFFICE.

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

This is unimproved ( ) improved (X) property, known as 314 DONELSON PIKE, NASHVILLE, TENNESSEE 37214
(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 9th day of JUNE, 19 81

x E.W. Wilkerson
E.W. WILKERSON

x Nancy C. Wilkerson
NANCY C. WILKERSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5756 PAGE 296

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named E.W. WILKERSON AND WIFE, NANCY C. WILKERSON

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 9th day of JUNE, 19 81

William A. Traber, Notary Public.

Commission Expires 10.21-84

STATE OF
_____ 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 _____ 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

682 0611 165.10- CHECK

G. 4. 5. 8. 1. 1

IDENTIF. REFERENCE

JUN 11 2 30 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Mail To:
William G. Traber
P. O. Box 140855
Nashville, Tenn. 37214

WARRANTY DEED

FROM
E.W. WILKERSON ET UX

TO
CLYDE POWERS, SR. ET AL

TITLE INSURED BY POLICY NUMBER:

The Associates, Inc. Livery of Seizin

Compliments of
Title Associates, Inc.

REPRESENTING
USLIFE TITLE INSURANCE
Company of New York

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5756 PAGE 297

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
			61000.00- CO	
			158.60 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	165.10-
D662AD6/11/81			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 4.5 8 1.1

IDENTIF. REFERENCE

JUN 11 2 30 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 826793