L#81,050-3
RETURN TO METROPOLITAN FEDERAL

BOOK 5760 PAGE 427

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP PARCEL NUMBERS |
|---|---|---|
| Robert F. Powell, Jr. (NAME) | Metropolitan Federal Savings & Loan (NAME) | Field Bk #BM-3850 |
| 423 Sunnyside Drive (STREET ADDRESS OR ROUTE NUMBER) | 230 4th Avenue, North (STREET ADDRESS) | Map & Parcel |
| Nashville, TN. (CITY) (STATE) (ZIP CODE) | Nashville, TN. 37219 (CITY) (STATE) (ZIP CODE) | 116-11-32 K S |

## WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS

Cash in hand paid, the receipt of which is hereby acknowledged, We,

ARTHUR C. EARLS AND WIFE, BETTY R. EARLS,

have bargained and sold, and by these presents do transfer and convey unto the said ROBERT F. POWELL,JR. AND WIFE, MARGARET P. POWELL

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

BEING Lots Nos. 19-A and 19-B, of Block "D", on the Map of the Malone Property called "Honeywood Subdivision", according to a plan made by W. B. Southgate, Surveyor, not recorded.

Said Lots front together 200 feet, (that is, 100 feet each) on the westerly side of Sunnyside Drive, in said Subdivision, and runs back westwardly on the south side 168.2 feet, more or less, and on the north side, 183.9 feet, more or less, to the southeast corner and northeast corner, respectively, of Lot No. 2 of Block "D" in said Subdivision, the rear line of said two lots herein conveyed being 200 feet altogether, or 100 feet each.

Included in the above described, but specifically excluded from this conveyance is the westerly part of said lots, conveyed to W. Raymond Denney and wife, Katherine W. Denney, by deed of record in Book 4055, page 827, said Register's Office, described as follows:

BEGINNING at the common corner between Lots Nos. 1 and 2, 19 and 20, being the southeast corner of the W. Raymond Denney property; thence northerly along Denney's east line being te common line between Lots 2 and 19, a distance of 200 feet to the common corner between Lots 2,3, 18 and 19; thence easterly along the common line between Lots 18 and 19, 28 feet to the east side of a hedgerow; thence along said east side southerly 200 feet, more or less,to a point in the common line between Lots 19 and 20; thence westerly along said common line 29 feet to the beginning.

BEING the same property conveyed to Arthur C. Earls by deed from William C. Weaver, III and wife, Nancy J. Weaver of record in Book 5369, page 883, said Register's Office.

This conveyance is made subject to all easements and restrictions of record in the Register's Office, Davidson County, Tennessee.

This is unimproved ( ) improved (XX) property, known as 423 Sunnyside Drive, (House Number) (Street)
Nashville, TN.
(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 18th day of June, 19 81

Arthur C. Earls

Betty R. Earls

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ARthur C. Earls and wife, Betty R. Earls

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 this 18th day of June, 19 81.

My commission expires 10-28-83 Notary Public George W. Pickens

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that 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 seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 205,000.00 This is equal to or greater than the property would bring at a fair and voluntary sale.

Joyce E. Atkinson

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

My commission expires 10-15-83 Notary Public Heather Pratt

This instrument was prepared by:

Truman S. Wrenne, Atty., 344 4th Avenue, North, Nashville, TN. 37219

Name Address

259332/pm

2726 WARRANTY DEED - CHECK

FROM
ARTHUR C. EARLS AND WIFE,
BETTY R. EARLS

TO
ROBERT F. POWELL AND WIFE,
MARGARET P. POWELL

G. 4. 7. 4 9 5

IDENTIF. REFERENCE

JUN 22 3 59 PM '81

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
414 4th Avenue North
NASHVILLE, TENNESSEE 37219

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

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

RECEIVED OF BOOK 5760 PAGE 429

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 |
|---|---|---|---|---|
| | | | 205000.00- CO | |
| | | | 533.00 CO TX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CHECK | 539.50- |
| 2726AU6/22/81 | | | BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G.4.7.4.9.5

IDENTIF. REFERENCE

JUN 22 3 59 PM '81

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

No. 828784