WARRANTY DEED

BOOK 5781 PAGE 735

**It is understood by the parties that part of the consideration for this conveyance is the assumption of and agreement to pay by the Grantees the balance of three certain notes; which are secured by a deed of trust of record in Book 3923, page 344; Book 3923, page 348; and in Book 5534, page 732, Register's Office for Davidson County, Tennessee, to which reference is here made for a more definite description of said note.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 115,745.57

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF August, 1981.

Notary Public

MY COMMISSION EXPIRES: 10-15-82

(AFFIX SEAL)

mail

THIS INSTRUMENT WAS PREPARED BY
Charles P. Cron, Attorney at Law, 223 Madison Street, Madison, TN
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James R. Powell et ux (NAME)	Noel Palmer Mortgage Company (NAME)	Map 144-12
5891 East Ashland Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2546 (STREET ADDRESS)	Parcel 24
Nashville, TN 37215 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	FH-17835

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, DAVID CROWE and wife, MERRILY CROWE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES R. POWELL and wife, PEGGY A. POWELL

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, being Lot No. 33 on the Plan of Otter Creek Hills, as of record in Book 2900, pages 110 and 111, Register's Office for said County, and described as follows:

Beginning at a point in the northerly margin of East Ashland Drive at the corner of Lots Nos. 32 and 33; thence with the line between said lots, northwesterly 435 feet to the line of Lot No. 34; thence with the line between Lots Nos. 33 and 34, northwesterly 118 feet to a corner of Lot No. 37; thence with the line between Lots 33 and 37, southwesterly 175 feet to a corner of Lot No. 35; thence with the line between Lots 33 and 35, southerly 379 feet to the northerly margin of East Ashland Drive; thence with the margin of the same, easterly 200 feet to the point of beginning.

Being the same property conveyed to David Crowe and wife, Merrily Crowe by deed from Fred H. Turner and wife, Glenda S. Turner of record in Book 5534, page 729, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 5891 East Ashland Drive, Nashville, TN 37215
(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 hands this day of August, 1981.

David Crowe
DAVID CROWE

Merrily Crowe
MERRILY CROWE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5781 PAGE 736

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David Crowe and wife, Merrily Crowe

the bargainors, 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, Tenn., this 7th day of August, 1981.

Charles P. Clark, Notary Public

Commission Expires 10-15-83

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

1982 08/12 305.50- CHECK

G 5 4 9 8 3

IDENTIF. REFERENCE

AUG 12 4 08 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

DAVID CROWE and wife,
MERRILY CROWE

TO

JAMES R. POWELL and wife,
PEGGY A. POWELL

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seisin

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 5781 PAGE 737

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
			114974.09- CO	
			299.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 305.50-	
1982A08/12/81			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 5.4.9.8.3

IDENTIF. REFERENCE

Aug 12 4 08 PM '81

FELIX Z. WILSON JT REGISTER
DAVIDSON COUNTY, TENN.

No. 837692