----------THIS INSTRUMENT PREPARED FROM INFORMATION FURNISHED BY THE PARTIES----------

FORM NO. WD-1

BOOK 5792 PAGE 936

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $37,000.00

Kay Powell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF September 19 81

Notary Public

MY COMMISSION EXPIRES: 1-18-82
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS, ADAMS & SPICER, ATTORNEYS
401 Union Street, Nashville, Tennessee 37219

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| ROBERT K. POWELL, et al (NAME) | First Family Mtg. Corp. of Florida (NAME) | 27W-25650 |
| 919 Douglas Avenue (STREET ADDRESS OR ROUTE NUMBER) | 1035 Havens Court - Caller #1492 (STREET ADDRESS) | 72-13-254 |
| Nashville, Tennessee 37206 (CITY) (STATE) (P. O. ZIP) | Downers Grove, Illinois 60515 (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, WILLIAM E. CARLTON and wife, BILLIE W. CARLTON,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROBERT K. POWELL, SAMMY O. POWELL and wife, KAY 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. 215 on the plan of Trevecca Subdivision of Renraw, of record in Book 421, pages 72 and 73, Register's Office for said County.

SAID Lot No. 215 fronts 50 feet on the northerly margin of Douglas Avenue, formerly Douglas Street, and extends back 273.0 feet on the easterly line and 272.3 feet on the westerly line to an alley in the rear, measuring 50 feet thereon.

BEING the same property conveyed to William E. Carlton and wife, Billie W. Carlton, by deed from Dannie J. Eddings and wife, Brenda J. Eddings, of record in Book 5491, page 463, Register's Office for Davidson County, Tennessee.

A part of the consideration for this transfer is the assumption of one certain trust deed dated August 30, 1979, and filed for record August 31, 1979, in the office of the recorder of deeds of Davidson County, Tennessee, in Book 5491, page 466, and note of even date thereby secured, in the original principal amount of $24,900.00, payable to Dobson & Johnson, Inc., a Tennessee Corporation, which debt the grantee herein assumes and agrees to pay as part payment of the purchase price. The escrow account held in connection with said loan is transferred to the grantee.

THE grantee further hereby assumes the obligations of the grantor under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extend of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

THIS instrument is executed on behalf of Billie W. Carlton by William E. Carlton, as her Attorney in Fact, pursuant to a Power of Attorney which is being placed of record simultaneously herewith.

unimproved / This is improved XX property, known as 919 Douglas Avenue (House Number) (Street) Nashville, Tennessee 37206 (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 8th day of September, 1981

William E. Carlton
WILLIAM E. CARLTON

BILLIE W. CARLTON
By: Billie W. Carlton
WILLIAM E. CARLTON By William E. Carlton
Attorney-in-Fact

STATE OF TENNESSEE
Davidson County

BOOK 5792 PAGE 937

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named WILLIAM E. CARLTON,

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 8th day of September, 19 81

Commission expires 1-18-82

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 _____ 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
WILLIAM E. CARLTON and wife,

BILLIE W. CARLTON

TO
ROBERT K. POWELL, SAMMY O. POWELL and wife, KAY POWELL

G 59220

IDENTIF. REFERENCE

SEP 10 9 43 AM '81

FELIX Z. ANDERSON JR. REGISTER
DAVIDSON COUNTY, TENN.

RETURN TO:
(iw)
WILKINS, ADAMS & SPICER
ATTORNEYS AT LAW
1100 FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219

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 William E. Carlton, with whom I am personally acquainted, and who acknowledged that he executed the within instrument on behalf of Billie W. Carlton as her Attorney in Fact as the free act and deed of the within named Billie W. Carlton.

Witness my hand and official seal at Nashville, Tennessee, this 8th day of September, 1981.

My Commission Expires: 1-18-82

Notary Public

09/10 102.70- CHECK

7230

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

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

RECEIVED OF _____

FOR BOOK 5792 PAGE 938

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 37000.00- | CO |
| | | | 56.20 | CO TX |
| | | | .50 | PRFEE |
| | | | 6.00 | WDEED |
| | | | CHECK | 102.70- |
| 7230A09/10/81 | | | BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G59220

IDENTIF. REFERENCE

SEP 10 9 43 AM '81

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 842755