This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

BOOK 5819 PAGE 371

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John B. Lee and wife, Ellen Jan Lee	First Tennessee Bank, Knoxville, TN	54-15-15
(NAME)	(NAME)	
377 Willow Bough Lane	530 Gay Street	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Old Hickory, Tennessee 37138	Knoxville, Tennessee 37919	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------
----------($10.00)----------Jan. Dollars,
cash in hand paid by John B. Lee and wife, Ellen/ Lee and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Fred C. Powell, Jr. and wife, Gina C. Powell

have this day bargained and sold, and do hereby transfer and convey unto the said John B. Lee and wife, Ellen Jan Lee,

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 306 on the Plan of Brandywine Farms, Section 17, as of record in Book 4860, page 70, Register's Office for said County.
Said Lot No. 306 fronts 155.5 feet on the easterly side of Willow Bough Lane and runs back 255.4 feet on the southerly line and 250.3 feet on the northerly line to a line in the rear which measures 165.1 feet thereon.

Being the same property conveyed to Fred C. Powell, Jr. and wife, Gina C. Powell by deed from Ronald G. Grizzard and wife, Debra L. Grizzard, of record in Book 5753, page 570, Register's Office for said County.

This conveyance is subject to the Plan of record in Book 4860, page 70, Register's Office for said County, which shows an Owner's Certificate, 135-foot building set-back line from Willow Bough Lane, and a 10-foot easement for public utilities and drainage; and restrictive covenants of record in Book 4979, page 92, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 155,000.00

Subscribed and sworn to before me, this the 12th day of November 19 81

Affiant John B. Lee

My commission expires: 4/8/84 (Affix Seal)

Notary Public Mary Ellen [illegible]

unimproved ( )
This is improved (X) property, known as 377 Willow Bough Lane, Old Hickory, Tennessee 37138
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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 12th day of November, 19 81, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Fred C. Powell, Jr.
Fred C. Powell, Jr.

Gina C. Powell
Gina C. Powell

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, Mary Ensey, *a Notary Public in and for said County and State,* Fred C. Powell, Jr. and wife, Gina C. Powell

the within named 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* 12th *day of* November, *19*81.

Mary Ensey
Notary Public

Commission expires 4/8/84

MARY ENSEY NOTARY PUBLIC AT LARGE STATE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* ..... *self to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* ..... *he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* ..... *self as* .....

Witness my hand and seal, at office in ....., *this* ..... *day of* ....., *19*.....

.....
Notary Public

Commission expires .....

PLEASE MAIL
CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TENN. 37238 240108

WARRANTY DEED

FROM
Fred C. Powell, Jr. and wife,
Gina C. Powell

TO
John B. Lee and wife,
Ellen Jan Lee

G 68256

IDENTIFICATION REFERENCE

Nov 16 11 52 AM '81

REGISTER'S OFFICE
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF BOOK 5819 PAGE 373

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

155000.00- CO
403.00 CO TX
.50 PRFEE
6.00 WDEED
CHECK 409.50-
8307A11/16/81 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G68256

IDENTIFICATION REFERENCE

Nov 16 11 52 AM '81

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 853409