This instrument was prepared by Kenneth M. Ballew, Attorney at Law, 333 Gallatin Rd. Madison, TN 37115 from information furnished by the parties.

WARRANTY DEED

BOOK 5930 PAGE 264

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James A. Powell et ux	same	23W 6935
2713 (NAME) Eastland Ave	(NAME)	Map 83-9
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tn	(STREET ADDRESS)	Parcel 409
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ---------- ($10.00) *Dollars,*

cash in hand paid by the grantees hereinafter named and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the said grantees of the unpaid balance of a certain indebtedness secured by a vendor's lien retained in deed of record in Book 5322, page 254, Register's Office for Davidson County, Tennessee;

I, CECIL MILLER, unmarried,

have this day bargained and sold, and do hereby transfer and convey unto the said

JAMES A. POWELL AND WIFE, SYBIL L. POWELL,

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. 8 of the subdivision of the Lindsley 29 acre tract, a plan of which is of record in Book 57, page 66, Register's Office for said County.

Said Lot No. 8 fronts 50 feet on the northerly side of Woodland Street and runs back between parallel lines 140 feet, more or less, to an alley.

Being the same property conveyed to Cecil Miller by deed from Robert Lee Davenport and wife, Janice Sue Davenport, of record in Book 5905, page 982, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 15,245.00

Subscribed and sworn to before me, this the 25th day of August 19 82

My commission expires: 10-20-85 (Affix Seal)

Affiant James A. Powell et ux

Notary Public Jenne Ballew

unimproved ( )
This is improved (xx) property, known as 1415 Woodland Street, Nashville, TN 37206
(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 25th *day of* August *19* 82 *, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Cecil Miller

Cecil Miller

BOOK 5930 PAGE 265

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Cecil Miller

the within named 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 Madison, *Tennessee, this* 25th *day of* August, *19* 82

Notary Public

Commission expires 11-20-85

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 .....

5998 08/27 46.02- CHECK

WARRANTY DEED

FROM

CECIL MILLER ,unmarried

TO

JAMES A. POWELL ET UX

H 0 6 2 0 8

IDENTIF. REFERENCE

Aug 27 1 36 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS

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

RECEIVED OF _____

FOR BOOK 5930 PAGE 266

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
			15245.00- CO	
			39.52 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	46.02-
5998A	08/27/82		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 0 6 2 0 8

IDENTIF. REFERENCE

Aug 27 1 32 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 899269