File Box 28

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-3

FROM

Charles Galbreath

TO

James Powell

For draftsman's use

This instrument was prepared by
Jno. B. Cobb, Jr., Attorney at Law
Stahlman Building, Nashville, Tenn.

BOOK 5944 PAGE 613

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Powell (NAME)	James Powell (NAME)	61-15-338
6052 Port Anabarko (STREET ADDRESS OR ROUTE NUMBER)	6052 Port Anabarko (STREET ADDRESS)	
Hermitage, Tn 37076 (CITY) (STATE) (P. O. ZIP)	Hermitage Tn 37076 (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

H I T 0 0 4

IDENTIF. REFERENCE

OCT 1 1 54 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 21,500.00 James L. Powell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF September 19 82.

J. Anne Smith
Notary Public

MY COMMISSION EXPIRES: July 9, 1985

(AFFIX SEAL)

For and in Consideration of the sum of Ten and No/100 ($10.00) DOLLARS

Cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged,

I, Charles Galbreath

have bargained and sold, and by these presents do transfer and convey unto the said

James Powell

his 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 part of Lot No. 288 on the Plan of Inglewood Place, as of record in Book 332, page 101, Register's Office for said County, described as follows:

Beginning on the northerly margin of Marion Avenue at the southeast corner of Lot No. 300; thence with the easterly line of Lots Nos. 300, 301, 302 northwardly 245 feet,

more or less, to the southerly line of the property conveyed to Lillie Seigenthaler, by deed from J.E.Johnson and wife, as of record in Book 651, page 551, said Register's Office; thence with said line eastwardly 54.5 feet, more or less, to the westerly line of Lot No. 287, thence with said line, southwardly 28.5 feet to a corner of the property conveyed to Blanche V. Carrier, by deed from Ruby Mai Campbell and husband, as of record in Book 754, page 521, said Register's Office; thence with the line of said Carrier property, westwardly 26-1/2 feet to another corner of said Carrier lot; thence with the westerly line of said Carrier lot southwardly 186-1/2 feet to the northerly margin of Marion Avenue; thence with said Avenue, westwardly 100 feet, more or less, to the beginning.

BOOK 5944 PAGE 614

Being the same property conveyed to Charles Galbreath by deed from Robert C. Harris, of record in Book 5130, page 861, and by deed from Lanny F. Nelms of record in Book 5022, page 131, Register's Office for Davidson County, Tennessee.

Grantor expressly reserves the non-exclusive right and easement for the use of the northerly 50 feet of the premises for parking of motor vehicles serving parts of Lots Nos. 302 and 303 on the same plan occupied presently by Bonanza Restaurant, said easement to run with the land as an appurtenance to the title of the premises upon which said restaurant is presently operated, together with any other area which will not interfere with the efficient operation of apartment units to be built on the property herein conveyed.

The property as herein conveyed is not the usual place of residence of the grantor or his spouse.

This conveyance is made subject to Easement for sanitary sewers and/or storm drainage of record in Book 4286, page 710, said Register's Office, and a 10 foot easement for water line from Charles Galbreath to Central South Enterprises, Inc., of record in Book 5252, page 491, Register's Office for Davidson County, Tennessee.

This is unimproved (XX) improved ( ) property, known as 1111 (House Number) Marion Avenue (Street) Nashville, Tennessee P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James Powell his heirs and assigns, forever.

And I do covenant with the said James Powell that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I, Charles Galbreath do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said James Powell his heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 30th day of September, 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.

Charles Galbreath

Form No. WD3b

STATE OF TENNESSEE
Davidson County.

BOOK 5944 PAGE 615

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles Galbreath

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 30th day of September, 19 82

Jo Ann Smith, Notary Public

Commission Expires Feb. 12, 1982

STATE OF
County of

Personally appeared before me, , a Notary Public in and for said County and State, the within named

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at , this day of , 19 .

, Notary Public

Commission Expires

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 .

10/01 65 10

2033

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

RECEIVED OF _____

FOR _____ BOOK 5944 PAGE 616

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
			21500.00-	CO
			55.90	CO TX
			.50	PRFEE
			9.00	WDEED
			CHECK	65.40-
			2033A10/01/82 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H.I. 0004

IDENTIF. REFERENCE

OCT 1 1 54 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 902789