THIS INSTRUMENT PREPARED BY:
CHARLES B. REASOR, JR.
ATTORNEY AT LAW
3305 WEST END AVENUE
NASHVILLE, TN 37203

WARRANTY DEED

BOOK 5980 PAGE 583

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
GEORGE ALLEN POWELL, JR.	SAME	Map 84-15
(NAME) 4600 Hermitage Road Apartment A-38	(NAME)	Parcel 133
(STREET ADDRESS OR ROUTE NUMBER) Old Hickory, TN 37138	(STREET ADDRESS)	3DZ-42980
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF the sum of Thirteen Thousand Five Hundred and No/100 ($13,500.00) Dollars, cash in hand paid, JOANNE L. TIMMONS, hereinafter referred to as "Grantor," has this day bargained and sold, and does hereby transfer and convey unto GEORGE ALLEN POWELL, JR., the "Grantee," his heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

BEING Lot No. 21 on the Plan of Castlewood Estates, Section I, of record in Book 2331, Page 72, Register's Office for said County.

SAID Lot No. 21 fronts 133.1 feet on a broken curved line on the southerly side of Revere Place, and extends back between lines measuring 427.4 feet on the easterly side and 399.1 feet brokenly, on the westerly side to a line in the rear, measuring 58.0 feet.

BEING the same property conveyed to JoAnne L. Timmons, by Deed from Charles B. Reasor, Jr., Trustee, as of record in Book 5857, Page 336, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS EXPRESSLY SUBJECT TO THE FOLLOWING:

1. 1982 Metropolitan Nashville and Davidson County, Tennessee, real property taxes, which have been prorated between Grantor and Grantee at the closing and assumed by Grantee; and

2. Conditions of the Owner's Certificate, easements, restrictions, and setback lines contained in the Plan of Castlewood Estates, Section I, a Plat of which is of record in Book 2331, Page 72, Register's Office for Davidson County, Tennessee.

3. Restrictive Covenants recorded in Book 2450, Page 469, Register's Office for said County.

4. The Plan of record shows a 40-foot minimum building setback line from Revere Place, an anchor easement at the northeast corner and a 20-foot public utility easement across the rear of lot as shown on plat.

5. Easement for sanitary sewer and/or storm drainage of record in Book 4888, Page 584, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $13,500.00

Subscribed and sworn to before me, this the 20 day of December 19 82

Affiant

My commission expires: 1-20-85 (Affix Seal)

Notary Public

unimproved (XX
This is improved ( ) property, known as (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 Grantee, his 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 except as provided herein.

We further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to said real estate to said Grantee, his heirs and assigns, against the lawful claims of all persons.

Walter L. Timmons, Jr., husband of Grantor, has joined in the execution of this instrument for the sole purpose of conveying the marital rights, if any, which he may have in the above described property.

WITNESS OUR HANDS this 20th day of December, 1982.

JO ANNE L. TIMMONS

WALTER L. TIMMONS, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, GEORGE E. MUSTER, JR., a Notary Public in and for said County and State, the within named JoAnne L. Timmons and husband Walter L. Timmons, Jr., 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, Tennessee, this 20th day of DECEMBER, 1982.

NOTARY PUBLIC

My Commission Expires:
1-20-83

H 2 2 5.1 0

IDENTIF. REFERENCE

Dec 21 1 34 PM '82

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5980 PAGE 585

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
			13500.00- CO	
			35.10 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 41.60-	
6711A	12/21/82		BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 2 2 5 1 0

IDENTIF. REFERENCE

DEC 21 1 34 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 916939