This instrument was prepared by KENNETH M. BALLEW, Attorney at Law, 333 Gallatin Rd. Madison, TN 37115

WARRANTY DEED

FROM INFORMATION FURNISHED BY THE PARTIES

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Charles A. Lawson	same	23W 6935
(NAME) P.O.Box 575	(NAME)	Map 83-9
(STREET ADDRESS OR ROUTE NUMBER) TRACY City TN 37387 (CITY) (P. O. ZONE) (STATE)	(STREET ADDRESS) (CITY) (ZONE) (STATE)	Par.409

BOOK 5984 PAGE 123

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ---------- ($10.00) *Dollars,*

cash in hand paid by the grantee hereinafter named and other good and valuable consideration, the receipt of which is hereby acknowledged, including the assumption by the said grantee 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;

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

have this day bargained and sold, and do hereby transfer and convey unto the said CHARLES A. LAWSON,

his *(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 ofrecord 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 James A. Powell and wife, Sybil L. Powell, by deed from Cecil Miller, of record in Book 5930, page 264, said Register's Office.

H 23484

IDENTIF. REFERENCE

DEC 29 1 31 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 $ 16,000.00

Subscribed and sworn to before me, this the 28th day of December 19 82

Affiant

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

Notary Public

unimproved ( )
This is improved (XX) property, known as 1415 Woodland Street, Nashville, TN
(House Number) (Street) P. O. Address: (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

Charles A. Lawson, his

(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* Charles A. Lawson, his

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 28th *day of* December, 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:*

James A. Powell

Sybil L. Powell

James A Powell

Sybil L. Powell

OFFICIAL RECEIPT

BOOK 5984 PAGE 124

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned *a Notary Public in and for said County and State,* James A. Powell and wife, Sybil L. 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 Madison *Tennessee, this* 28th *day of* December, *19* 82

Kenneth Ballew
Notary Public

Commission expires 10-20-85

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 .....

WARRANTY DEED

FROM

JAMES A. POWELL ET UX

TO

CHARLES A. LAWSON

Compliments of
Madison Title Company
333 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS
G-19984

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

RECEIVED OF _____

FOR BOOK 5984 PAGE 125

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
			1600.00- CO	
			41.80 CO TX	
			.50 PRFEE	
			6.00 MOFEE	
			CHECK	48.30-
			BALANCE/CASH DUE	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

234844

IDENTIF. REFERENCE

Dec 29 1 31 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 918197