BOOK 6015 PAGE 610

FORM NO. WD-1

H 3 4 2 1 1

IDENTIF. REFERENCE

MAR 4 12 16 PM '83

REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 22,000.00

David A. Powell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF March 1983

Patricia S. Spicer
Notary Public

MY COMMISSION EXPIRES: 7-17-83
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Patricia S. Spicer, Attorney
401 Union Street, Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David A. Powell, et ux. (NAME)	Metropolitan Federal Savings & Loan (NAME)	119-2-53
2216 Garwood Avenue (STREET ADDRESS OR ROUTE NUMBER)	Main Office, 4th Avenue North (STREET ADDRESS)	
Nashville, TN (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, H.W. Hardcastle, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David A. Powell and wife, Terry Lee Powell

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

See Attached Exhibit A

This is unimproved ( ) improved (X) property, known as 2216 Garwood Avenue, Nashville, TN
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 my hand this 2nd day of March 1983

H.W. Hardcastle

03/04 66.70 - CHECK

999

BOOK 5015 PAGE 611

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named H.W. Hardcastle

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 2nd day of March 19 83

Commission expires 10/15/83

Diana Carol Beato
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

H.W. HARDCASTLE

TO

DAVID A. POWELL et ux.

TERRY LEE

PATRICIA S. SPICER
ATTORNEY AT LAW
1008 FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219

BEING Lot 3 on the Plan of Cunningham Heights as of record in Book 2331, page 76, Register's Office for said County.

SAID Lot No. 3 fronts 70 feet on the north side of Garwood Drive and runs back between parallel lines 160 feet to a dead line.

BEING the same property conveyed to H. W. Hardcastle and wife, Margaret Hardcastle, by deed from Dorris Roscoe Parton and wife, Eva Mae Parton, of record in Book 4962, page 371, Register's Office for Davidson County, Tennessee. The said Margaret Hardcastle having since died.

INCLUDED therein but expressly EXCLUDED therefrom is the following described property:

BEING part of Lot No. 3 on the Plan of Cunningham Heights as of record in Book 2331, page 76, Register's Office for Davidson County, Tennessee.

BEGINNING at a point in the northerly margin of Garwood Drive at the common corner of Lots 3 and 4 of said plan; thence with the said margin westwardly 35 feet, more or less, to the point of a curve to the north with a 50-foot radius with radial point to the northwest; thence with said curve northwardly 36 feet, more or less, to the west boundary of Lot No. 4; thence with said boundary southwardly 15 feet more or less, to the point of beginning and containing 263 square feet.

BEING the same property conveyed to State of Tennessee by Condemnation Proceedings in the Circuit Court of Davidson County, Tennessee, Rule No. A-10278, and recorded in Book 4347, page 542, Register's Office for Davidson County, Tennessee.

ALSO INCLUDED in the above described tract but expressly EXCLUDED therefrom is the following described property:

BEGINNING at a point in the existing South right-of-way for I-440 being this property's northwest corner and being 48 feet right at Station 7 + 45 (referenced from the centerline of relocated Lyle Avenue); thence with the said existing south right-of-way northeastwardly 23 feet more or less to a point; thence with the existing ease right-of-way of relocated Lyle Avenue southwardly 60 feet more or less to a point; thence North 83 degrees 53 minutes 30 seconds West 3 feet more or less to a point; thence South 6 degrees 21 minutes 48 seconds West 20 feet more or less to a point; thence with the proposed right-of-way for relocated Lyle Avenue North 21 degrees 03 minutes 52 seconds West 75.23 feet to the point of beginning and containing 1263 square feet and being part of the property conveyed to Dorris Roscoe Parton and wife to H.W. Hardcastle and wife, Margaret Hardcastle; said Margaret Hardcastle is now deceased, of record in Deed Book 4962, page 371, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to the State of Tennessee by deed of record in Book 5923, page 649, said Register's Office.

"EXHIBIT A"

OFFICIAL RECEIPT

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

RECEIVED OF _____ BOOK 6015 PAGE 613

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
			22000.00- CO	
			57.20 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	66.70-
0999A	03/04/83		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H342 IDENTIF. REFERENCE

MAR 4 12 16 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 933038