FILE BOX 3

FORM No. WD-1

3786 [illegible] CHECK

BOOK 6113 PAGE 283

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 50,000.00

Larry W. Powell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 5th DAY OF August, 1983

Patricia Ann Johnson
Notary Public

MY COMMISSION EXPIRES: 10-20-86

(AFFIX SEAL)

NOTARY PUBLIC PATRICIA ANN LARGE DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
EDWARD SEDDON — 295 PLUS PARK BOULEVARD, SUITE J — NASHVILLE, TN 37217

| NAME | | ADDRESS |
|---|---|---|
| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
| Larry W. Powell | OWNER | MAP 75-8 |
| (NAME) | (NAME) | PARCELS 248,247, |
| Tulip Grove Road | | 246,245, & 244 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Hermitage, TN 37076 | | |
| (CITY) (STATE) (P.O. ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, Aubrey H. Johnson, Jr. and wife, Thea T. Johnson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Larry W. Powell, a married person

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.

BEING Lot Nos. 558, 559, 560, 561, and 562 of Tulip Grove Subdivision, Section 10, of record in Plat Book 5800, Page 199, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Aubrey H. Johnson, Jr. by deed from Miller Kimbrough, Trustee, of record in Book 6017, Page 863, Register's Office said County.

THIS conveyance is subject to Restrictive Covenants of record in Book 6062, Page 276, Register's Office said County.

THIS conveyance is subject to any and all existing restrictions and easements of record.

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN
AUG 10 | 07 PM '83
IDENTIF. REFERENCE
H 6 6 2 4 2

unimproved ( ) This is improved ( XX ) property, known as Tulip Grove Road (House Number) (Street) Hermitage, TN 37076 (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 heir 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 covey 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 our hands this 5th day of August, 1983

Aubrey H. Johnson, Jr.

Thea T. Johnson

Thea T. Johnson joins in this Conveyance to Convey any and all rights she may have to said property.

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STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, ~~the undersigned~~ [illegible], a Notary Public in and for said County and State, the within named Aubrey H. Johnson, Jr. and wife, Thea T. Johnson

the 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 Nashville, Tennessee, this 5th day of August, 19 83.

Commission expires 10-20-85

Patricia Johnson
Notary Public

STATE OF TENNESSEE
COUNTY OF

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 (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainer, and corporation, and that (he) / (they) as such _____ and _____, being authorized so to do, execute 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
Aubrey H. Johnson, Jr.

TO
Larry W. Powell

RETURN TO:
SOUTHERN ESCROW COMPANY
295 Plus Park Boulevard
Suite J
Nashville, Tennessee 37217

EDWARD SEDDON
ATTORNEY-AT-LAW
295 Plus Park Blvd., Suite J
Nashville, Tennessee 37217

## OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 6113 PAGE 285

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 50000.00- CO | |
| | | | 130.00 CO TX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CHECK 136.50- | |
| 8786A08/10/83 | | | BAL .00 | |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H662442

IDENTIF. REFERENCE

AUG 10 1 07 PM '83

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 970332