FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 78,000.00

J. Bradley Powers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF August, 1983

Notary Public

MY COMMISSION EXPIRES: 11-17-84

(AFFIX SEAL)

BOOK 6117 PAGE 531

THIS INSTRUMENT WAS PREPARED BY
WILKINS & ADAMS, ATTORNEYS, 2210 Crestmoor Road, Nashville, Tennessee 37215
2210 Crestmoor Road - Nashville, Tennessee 37215

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J. Bradley Powers et ux (NAME)	Wachovia Mortgage Company (NAME)	117-16
617 Clarkdun Court (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 3174 (STREET ADDRESS)	95
Brentwood, TN 37027 (CITY) (STATE) (P. O. ZIP)	Winston-Salem, North Carolina 27102 (CITY) (STATE) (ZIP)	16DA 7040

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, Mark R. Crowell and wife, Angela T. Crowell,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO J. Bradley Powers and wife, Maureen K. Powers,

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:

LAND in Davidson County, Tennessee, being Lot No. 4 and the westerly 45 feet of Lot No. 3 Block "Q" on the plan of Maplehurst, of record in Book 843, pages 22 and 23, Register's Office for said County.

SAID Lot No. 4 and part of Lot No. 3 front together 105.0 feet on the southerly margin of Grandview Drive and extends back between parallel lines 150.0 feet to a dead line.

BEING the same property conveyed to Mark R. Crowell and wife, Angela T. Crowell by deed from William L. Griggs and wife, Floyd W. Griggs of record in Book 5316, page 524, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantees to assume the unpaid balance of a note secured by a first mortgage deed of trust to Commerce Union Bank of record in Book 5316, page 526, Register's Office for said County, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said grantees.

This is improved (X) unimproved ( ) property, known as 1407 Grandview Drive, Nashville, Tennessee 37215
(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 our hand s this 17th day of August, 1983

Mark R. Crowell

Angela T. Crowell

361

STATE OF ~~TENNESSEE~~ ALABAMA
~~XXXXXXX~~ County OF Mobile

BOOK 6117 PAGE 532

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mark R. Crowell and Angela T. Crowell,

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 Mobile, Alabama, ~~Tennessee~~, this 12th day of August 19 83

My Commission Expires 5-10-84

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 (his oath / their several oaths) acknowledged (himself / themselves) 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
MARK R. CROWELL ET UX

TO
J. BRADLEY POWERS ET UX

WILKINS & ADAMS
ATTORNEYS AT LAW
2210 CRESTMOOR ROAD
NASHVILLE, TENNESSEE 37215

dp

IDENTIF. REFERENCE

AUG 17 10 03 AM '83

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

H 6 7 6 1 3

OFFICIAL RECEIPT

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

RECEIVED OF _____ BOOK 6117 PAGE 533

FOR _____

CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	COTX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MOTX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			78900.00- CO	
			205.14 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	211.64-
			0361A08/17/83 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 6 7 6 1 3

IDENTIF. REFERENCE

AUG 17 10 03 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 971864