THIS INSTRUMENT PREPARED BY:
THOMAS M. McELROY, ATTORNEY
P. O. BOX 646
TUPELO, MS 38801
601-842-3723

BOOK 6214 PAGE 517

WARRANTY DEED

ADDRESS NEW OWNERS AS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
BOBBY R. DENSON & FRANCES B. DENSON 920 SWINGING BRIDGE ROAD OLD HICKORY, TN 37138	BOBBY R. DENSON 920 SWINGING BRIDGE ROAD OLD HICKORY, TN 37138	MAP 44-15 PARCEL 45

For and in consideration of One Dollar ($1.00) and other good and valuable consideration, we, DOUGLAS H. POWERS and PHILLIP H. POWERS, have bargained and sold, and by these presents do transfer and convey unto the said BOBBY R. DENSON and wife, FRANCES B. DENSON as tenants by the entirety with the right of survivorship and not as tenants in common, 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. 86 of Section "A" on the Plan of E. I. DuPont de Nemours and Company's Subdivision, as of record in Book 1424, Page 68, Register's Office for said County. Said Lot No. 86 fronts 55 feet on the Easterly margin of Lawrence Street and extends back between parallel lines 87.9 feet to a dead line.

Being the same property conveyed to Flary J. Powers and wife, Pearl Powers by deed from Lucie A. Sims of record in Book 4085, Page 81, Register's Office for Davidson County, Tennessee. Pearl Powers now deceased. Said land is conveyed subject to:

Restrictive Covenants contained in deed from E. I. DuPont de Nemours and Company to Dossie L. Sims and wife, of record in Book 1905, Page 450, as modified by an instrument dated August 23, 1955, filed August 26, 1955, and recorded in Book 2447, Page 151, Register's Office for Davidson County, Tennessee.

6347 01/16 27.50- CHECK

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value whichever is greater, for this transfer is $30,000.00.

Subscribed and sworn to before me, this 13th day of January, 1984.

Frances B. Denson
Affiant

My commission expires: 2-20-85

This is improved property, known as Lot No. 86, Section "A", Lawrence Street.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Bobby R. Denson and Frances B. Denson that we are lawfully ceased and possessed of said land in fee simple; have a good right to convey it, and the same is unemcumbered.

And we, Douglas H. Powers and Phillip H. Powers do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Bobby R. Denson and Frances B. Denson, their heirs and assigns against the lawful claims of all persons, whomsoever.

DATED this 9th day of January, 1984.

Douglas H Powers
DOUGLAS H. POWERS

Nell R. Powers
Phillip H. Powers
PHILLIP H. POWERS

Arleene O. Powers

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DOUGLAS H. POWERS, the bargainor, and wife Nell R. Powers 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 Tenn, this 13 day of January, 1984.

Kenneth Allen
NOTARY PUBLIC

MY COMMISSION EXPIRES: 10-20-85

KENNETH N. ALLEN NOTARY PUBLIC DAVIDSON COUNTY

STATE OF VIRGINIA AT LARGE,
~~COUNTY OF~~ CITY OF Colonial Heights, to-wit:

Personally appeared before me, Betty L. Holt,
a Notary Public in and for said ~~County~~ City and State,
the within named PHILLIP H. POWERS, the bargainor, & Arleene O. Powers, his wife,
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 Colonial Heights,
Virginia, this 9th day of January, 1984.

Betty L. Holt
NOTARY PUBLIC

MY COMMISSION EXPIRES: September 30, 1985.

BETTY L. HOLT
NOTARY PUBLIC

497624

IDENTIF. REFERENCE

RUSH

JAN 16 10 28 AM '84

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6214 PAGE 520

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
			30000.00- CAMT.	
			78.00 CSTAX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	87.50-
6347A01/16/84			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 6767

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN
JAN 16 10 20 AM '84

IDENTIF. REFERENCE

#97624