C.J.M.

# WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Arthur C. Flatt and wife, Lana M. Flatt | Same (NAME) | Map 76-1 |
| 901 Shauna Drive (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | Parcel 71 |
| Donelson, TN 37214 (CITY) (STATE) (P. O. ZIP) | (CITY) (STATE) (ZIP) | |

BOOK 6259 PAGE 440

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, Larry W. Powell and wife, Carol A. Powell, and James A. Powell and wife, Sybil J. Powell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Arthur C. Flatt and wife, Lana M. Flatt

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. 578 on the Plan of Tulip Grove, Section Ten, of record in Book 5800, page 199, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

Being part of the same property conveyed to Larry W. Powell and James A. Powell, by deed from Aubrey H. Johnson, Jr., and wife, Thea T. Johnson, of record in Book 6180, page 23, Register's Office for Davidson County, Tennessee.

Larry W. Powell and Larry W. Powell, Sr., are one and the same person.

The above property is conveyed subject to the following:

1. 1984 Metropolitan Government taxes.
2. Restrictive Covenants of record in Book 6062, page 276, said Register's Office.
3. The Plan of Record in Book 5800, page 199, said Register's Office.

11 2003

IDENTIF. REFERENCE

MAR 29 11 02 AM '84

FELIX E. ROBERTSON III REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as (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 successors, assigns 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 28th day of March, 19 84

Carol A. Powell by Larry W. Powell, Sr., as Attorney in Fact

Larry W. Powell, Sr.

Sybil J. Powell by James A. Powell as Attorney in Fact

James A. Powell

Form 3

STATE OF Tennessee )

COUNTY OF Davidson )

Personally appeared before me, Cynthia Jo Moore, a Notary Public in and for said County and State, the within named Larry W. Powell, and James A. Powell, the bargainors 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 28 day of March, 1984.

Commission Expires: 11-1-87

Cynthia Jo Moore
Notary Public

CYNTHIA JO MOORE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF )

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 bargainor, a corporation, and that (he, they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 ___ day of _____, 19__.

My Commission Expires: _____

_____
Notary Public

WARRANTY DEED

FROM

TO

RETURN TO:
Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

STATE OF Tennessee )

COUNTY OF Davidson )

The actual consideration or value, whichever is greater, for this conveyance is $ 57,600.00

Dana M. Hatt

Subscribed and sworn to before me this 28 day of March, 1984

My Commission Expires: 11-1-87

Cynthia Jo Moore
Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 28th day of March, 1984, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Larry W. Powell, Sr. to me known to be the person who executed the foregoing instrument in behalf of Carol A. Powell, and acknowledged that he executed same as the free act and deed of the said Carol A. Powell.

WITNESS my hand and official seal at Nashville, Tennessee, this 28th day of March, 1984.

Cynthia Jo Moore
Notary Public

My Commission Expires: 11-1-87

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 28th day of March, 1984, before me, the undersigned, a Notary Public in and for said County and State, personally appeared James A. Powell, to me known to be the person who executed the foregoing instrument in behalf of Sybil J. Powell, and acknowledged that he executed same as the free act and deed of the said Sybil J. Powell.

WITNESS my hand and official seal at Nashville, Tennessee, this 28th day of March, 1984.

Cynthia Jo Moore
Notary Public

My Commission Expires: 11-1-87

4235 03/29 159.26- CHECK

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

RECEIVED OF _____ BOOK 6259 PAGE 443

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 |
|---|---|---|---|---|
| | | | | |

57600.00- CAMT.
149.76 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 159.26-
4235A03/29/84 BAL .00

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

T 112003

IDENTIF. REFERENCE

MAR 29 11 02 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**No. 24122**