Prepared by:
Patsi Dregory
#0713, 211 Union Street
Nashville, TN 37201

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Calvin L. Tate & Mike B. Malone	Pine State Securities Corp.	83-4
(NAME)	(NAME)	
2001 Sunny Stephens	98 Annex	199
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Goodlettsville, TN 37072	Atlanta, GA 30398	15DA 50663
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and NO/100---------- Dollars, BOOK 6276 PAGE 493

cash in hand paid, and other good and valuable consideration, the receipt and sufficiency, of which is hereby acknowledged,

WE , James A. Powell and wife, Sybil J. Powell

have this day bargained and sold, and do hereby transfer and convey unto the said Mike B. Malone and Calvin L. Tate the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows

Being Part of Lot No. 52 on the Plan of Brownsvill, as of Record in Book 21, page 9, Register's Office for Davidson County, Tennessee.

BEGINNING in the center of Rosebank Avenue, formerly Division Street, at a point 254.75 feet east of the center line of Johnson Street; thence with said Avenue eastwardly 55.0 feet to a point at the southwest corner of the property conveyed to George Stegall and wife, by deed from H. E. LeGraff and wife, of record in Book 1274, page 54, Register's Office for Davidson County, Tennessee; thence in a northerly direction along said Stegall's west line, 182.0 feet to a point; thence westwardly 55.0 feet to a point; thence southwardly 182.0 feet to the point of beginning.

BEING the same property conveyed to James A. Powell and wife, Sybil J. Powell by Deed of Record in Book 5457 page 850, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $72,500.00

Subscribed and sworn to before me, this the 20th day of April 19 84

Affiant

My commission expires: 1-19-86 (Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 406 (House Number) Rosebank (Street) Nashville, Tennessee 37216 (P.O. Address) (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 20th day of April 19 84, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

James A. Powell
JAMES A. POWELL

Sybil J. Powell
SYBIL J. POWELL

04/24 195.00 CHECK

830

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* James A. Powell and wife, Sybil J. Powell

the within named 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 20th *day of* April, *19* 84

Patsi B. Bergen
Notary Public

Commission expires 1-19-86

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* ..... *self to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* ..... *he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ....., *this* ..... *day of* ....., *19* .....

..... *Notary Public*

Commission expires .....

PUSH

RECEIVED FOR RECORD
DAVIDSON COUNTY, TN
'84 APR 21 PM 12 09

IDENTIFICATION REFERENCE

I 17355

WARRANTY DEED

FROM

TO

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

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

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RECEIVED OF _____

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

72500.00- CAMT.
180.50 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 195.00-
063004 04/24/84 3AL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

:1:7355:

IDENTIFICATION REFERENCE

Apr 24 8 30 AM '84

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY, TN

No. 30514