01412

FORM No. WD-1

BOOK 6287 PAGE 876

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 10,500.00

X James A. Powell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF May, 19 84

Notary Public

MY COMMISSION EXPIRES: 10

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON — 1187 VULTEE BOULEVARD — NASHVILLE, TN 37217

NAME / ADDRESS		
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Powell	Same	Map 75-8
(NAME) 6052 Port Andale Trail	(NAME)	Parcel 209
(STREET ADDRESS OR ROUTE NUMBER) Hermitage, TN 37076	(STREET ADDRESS)	
(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 Johnson, Jr. and wife, Thea Johnson and Patrick L. Vaden and wife, Patricia M. Vaden

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James A. Powell and wife Sybil Powell and Larry Powell and wife Carol Powell

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 32, Hunters Hill, Section 1, as of record in Plat Book 5800, Page 350, Register's Office, Davidson Couhty, Tennessee, reference to which is hereby made for a more complete description of said lot.

Being a portion of the same property conveyed to Aubrey Johnson, Jr. and Patrick L. Vaden by Quitclaim Deed of record in Book 6053, Page 938, Register's Office Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Book 6215, Page 881, Register's Office said County, as amended in Book 6223, Page 335 Register's Office said County.

This conveyeance is subject to a 30 foot Minimum Building Setback Line from Dutchmans Drive.

This conveyance is subject to a 10 foot Public Utility and Drainage Easement along the Northerly Lot Line.

Wives of said Grantors are joining in this conveyance to convey all rights, title and interest they may have to said property.

This is unimproved (XX) improved ( ) property, known as Lot 32, Dutchmans Drive (House Number) (Street) Nashville, Tennessee (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 hand S this 4th day of May, 19 84

Aubrey Johnson, Jr.

Patrick L. Vaden

Thea Johnson

Patricia M. Vaden

4876

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STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Aubrey Johnson, Jr., Thea Johnson, Patrick L. Vaden and Patricia M. Vaden

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 4th day of May, 1984.

Commission expires 10-14-85

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public in 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, 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

I 2 0 7 1 0 1

WARRANTY DEED

FROM

Aubrey Johnson

IDENTIF. REFERENCE

Patrick L. Vaden

TO

James Powell and Larry Powell

MAY 8 3 38 PM '84

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY TN

RETURN TO:

SOUTHERN ESCROW COMPANY
1187 Vultee Boulevard
Nashville, Tennessee 37217

EDWARD SEDDON
ATTORNEY-AT-LAW
1187 Vultee Boulevard
Nashville, Tennessee 37217

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

RECEIVED OF _____

FOR _____

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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

10500.00- CAMT.
27.30 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 33.80-
4876A05/08/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 2 0 7 1 0

IDENTIF. REFERENCE

MAY 8 2 38 PM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 34444