FILE

FORM No. WD 1

BOOK 6352 PAGE 497

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 72,600.00

Kelly S. Powers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF July, 19 84

Judy W. Batson
Notary Public

MY COMMISSION EXPIRES: 7-27-88

(AFFIX SEAL)

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
Kelly S. Powers (NAME)	The Lomas & Nettleton Company (NAME)	MAP 108-4
3025 Blackwood Drive (STREET ADDRESS OR ROUTE NUMBER)	2001 Bryan Tower (STREET ADDRESS)	PARCEL 103
Nashville, TN 37214 (CITY) (STATE) (P.O. ZIP)	Dallas, Texas 75201 (CITY) (STATE) (ZIP)	3D-85625

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, Frank C. Batson and wife, Judy W. Batson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kelly S. Powers and wife, Valerie S. 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.

BEING Lot No. 299 of Plan of Section Three, Larchwood, of record in Book 5200, Page 540, Register's Office for said County, to which plat reference is hereby made for a full and complete legal description.

BEING a part of the same property conveyed to Frank C. Batson and wife, Judy W. Batson of record in Deed Book 6308, Page 624, Register's Office for said County.

THIS conveyance is subject to Restrictive Covenants of record in Deed Book 6076, Page 69 and Deed Book 6122, Page 482, Register's Office for said County.

THIS conveyanceis subject to any and all existing restrictions and easements of record.

1407.40

IDENTIF. REFERENCE

AUG 3 8 52 AM '84

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (XX) property, known as 3025 Blackwood Drive, Nashville, TN 37214
(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 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 31st day of July, 1984

Judy W. Batson by Frank Batson atty. in fact — Frank C Batson
Judy W. Batson — Frank C. Batson

08/25/84 CHECK

3300

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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 Frank C. Batson, married the bargainor, 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, Tennessee, this 31st day of July, 19 84.

Commission expires 7-27-86

Judy Byrd Batson
Notary Public

STATE OF TENNESSEE
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, 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

WARRANTY DEED

FROM
~~Frank C. Batson~~
Judy W. Batson

TO
Kelly S. Powers
Valerie S. Powers

RETURN TO:
SOUTHERN ESCROW COMPANY
1187 Vultee Boulevard
Nashville, Tennessee 37217

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 31st day of July, 1984, before me personally appeared Frank Batson, to me known to be the person who executed the foregoing instrument on behalf of Judy W. Batson and who acknowledged that he executed the same as the free act and deed of the said Judy W. Batson, by virtue of that Power of Attorney, duly executed by the said Judy W. Batson and appearing of record in Book 5292, Page 774, respectively of the Register's Office for Davidson County, Tennessee.

WITNESS my hand and official seal at Nashville, this the 31st day of July, 1984.

My Commission Expires: 7-27-86

Judy Byrd Batson
Notary Public

OFFICIAL RECEIPT

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

72600.00- CAMT.
180.76 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 195.26-
9300A08/03/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 4 0 7 4 0

T
IDENTIF. REFERENCE

AUG 3 8 52 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0058180