File 7

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$64,500.00 X [signature] L. STURM
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF March 19 85

[signature]
Notary Public

MY COMMISSION EXPIRES: 4-19-87
(AFFIX SEAL)

15328

BOOK 6515 PAGE 93

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer, Attorneys, 212 Third Avenue North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MICHAEL J. AGNEW, JR. (NAME)	Zeitlin Financial Services, Inc. (NAME)	MAP 75-8
685 Dutchmans Drive (STREET ADDRESS OR ROUTE NUMBER)	4301 Hillsboro Road, Suite 107 (STREET ADDRESS)	PAR 215
Hermitage, TN 37076 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37215 (CITY) (STATE) (ZIP)	P/O 75-101

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 POWELL and JAMES A. POWELL and wife, SYBIL POWELL and wife, CAROL POWELL

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHAEL J. AGNEW, JR.

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. 26 Hunters Hill, Section One, as of record in Book 6366, page 87, Register's Office for Davidson County Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Larry Powell and wife, Carol Powell, and James A. Powell and wife, Sybil Powell, by deed from Aubrey Johnson, Jr. and Patrick L. Vaden, of record in Book 6366, page 87, Register's Office for Davidson County, Tennessee.

I 9 0 7 6 7

IDENTIF. T. REFERENCE

MAR 21 10 35 AM '85

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

03/21 '74.20- CHECK

This is unimproved ( )
This is improved ( ) property, known as X 685 Dutchmans Drive, Hermitage, TN 37076
(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 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, their hand this 18th day of March, 19 85

[signature] [signature] by [signature] A-I-F.
LARRY POWELL CAROL POWELL

[signature] [signature] by [signature] A-I-F.
JAMES A. POWELL SYBIL POWELL

735

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LARRY POWELL and JAMES A. POWELL and wife, SYBIL POWELL and wife, CAROL POWELL

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 18th day of March, 1982.

Commission expires 4-19-87

Notary Public

STATE OF TENNESSEE
Davidson County

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 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

LARRY POWELL

JAMES A. POWELL

TO

MICHAEL J. AGNEW, JR.

PREPARED BY:

SATURN & MAZER, Attorneys
212 Third Avenue, North
Nashville, Tennessee 37201

Phone: 259-3666

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
			64500.00-	CAMT.
			167.70	CSTAX
			.50	PRFEE
			6.00	WDEED
			CHECK	174.20-
0735A03/21/85			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 9 0 7 6 7

T IDENTIF. REFERENCE

MAR 21 10 16 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 117861