THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

L# 540784-5

Bk 413

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
David W. Powell et ux 102 Burlington Court Nashville, Tennessee 37215	Fidelity Federal Savings & Loan 401 Union Street Nashville, TN 37219	117-9-C 54 7DA-39323

BOOK 6515 PAGE 431

FIDELITY FEDERAL SAVINGS AND LOAN

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Paul E. Cook, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto David W. Powell and wife, Dixie Farrell Powell, hereinafter called the Grantee, Grantee's 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. 54 on the plan of Burlington Subdivision, a Planned Unit Development of record in Book 5200, pages 403, 404, 405 and 406, said Register's Office.

SAID Lot No. 54 fronts a total of 72.83 feet on the northerly side of Burlington Court and runs back 88.13 feet on the westerly line and 139.67 feet on the easterly line to a line in the rear which measures 79.30 feet thereon.

BEING the same property conveyed to Paul E. Cook by deed from J. Reginald Dunlap and wife, Kathryn S. Dunlap, of record in Book 6274, page 25, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to easements and setback lines as shown on Plat of record in Book 5200, pages 403, 404, 405 and 406 said Register's Office, and Declaration of Covenants and Conditions as shown in Book 5863, page 796, said Register's Office.

This is (~~un~~)improved property, known as Lot 54 Burlington, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 13th day of March, 1985.

Paul E. Cook

CHECK

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of March, 19 85, before me personally appeared Paul E. Cook, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

My Commission Expires: 10-24-88

Notary Public

COUNTY OF _____

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

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_____
Notary Public

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $285,000.00.

Dixie Darnell Powell
Affiant

Subscribed and sworn to before me, this the 13th day of March, 1985.

Notary Public

My Commission Expires: 10-24-87

I 90865

IDENTIF. REFERENCE

MAR 21 2 03 PM '85

FELIX A. WILSON, J.R. REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

from:
PAUL E. COOK

to:
DAVID W. POWELL ET UX

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

dp

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

RECEIVED OF _____

FOR _____ BOOK 6515 PAGE 436

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

285000.CO- CAMT.
741.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 747.50-
0856A03/21/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

E 9 0 8 6 5

IDENTIF. REFERENCE

MAR 21 2 08 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 117979