File Box 43

FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 61,706.93

David Mark Amick
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF April 19 85

Notary Public

MY COMMISSION EXPIRES: 11-1-87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
LAWYER'S ESCROW SERVICE, INC. One Union Street, Nashville, Tennessee 37219-0428
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Mark Amick (NAME)	COMMERCE UNION BANK (NAME)	4D-00291
572 Old Lebanon Dirt Road (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2546 (STREET ADDRESS)	Map: 86-7
Hermitage, TN 37076 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	Par: 71

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, Ronald P. Powell, Jr. and wife, Ann D. Powell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David Mark Amick, unmarried

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. 115 on the Plan of Jackson's Retreat, Phase III, as of record in Book 5200, Pages 517 and 518, Register's Office for Davidson County, Tennessee.

SAID Lot No. 115 fronts 65 feet on the southerly margin of Old Lebanon Dirt Road and extends back 172.74 feet on the westerly line and 209.85 feet on the easterly line to a dead line in the rear measuring 83.14 feet thereon.

BEING the same property conveyed to the Grantors herein by deed from Randall Phillips Builders, Inc., of record in Book 6293, Page 658, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

AS PART OF THE ABOVE CONSIDERATION, IT IS AGREED AND UNDERSTOOD that the above named Grantee assumes and agrees to pay the remaining unpaid balance on a promissory note secured by a Deed of Trust of record in Book 6293, Page 661, said Register's Office, payable according to the terms and conditions therein.

This is (unimproved ( ) improved (XX)) property, known as 572 Old Lebanon Dirt Road (House Number) (Street) Hermitage, TN 37076 (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 our hand s this 2nd day of April, 19 85

x Ann D. Powell
Ann D. Powell
By: Edward M. Smith
Attorney in Fact

x Ronald P. Powell, Jr.
Ronald P. Powell, Jr.
By: Edward M. Smith
Attorney in Fact

321 04/04/85 92 CHECK

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

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 _____, Tennessee, this _____ day of _____ 19____.

Commission expires _____

_____
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
Ronald P. Powell, Jr. et ux
Ann D. Powell

TO
David Mark Amick

I 9 4 3 5 0

IDENTIF. REFERENCE

APR 4 11 58 AM '85

FELIX A. NELSON II REGISTER
DAVIDSON COUNTY, TN

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

STATE OF TENNESSEE
DAVIDSON COUNTY

On this 2nd day of April, 1985, before me personally appeared Edward M. Smith, to me known to be the person who executed the foregoing instrument in behalf of Ronald P. Powell, Jr., and acknowledged that he executed the same as the free act and deed of the said Ronald P. Powell, Jr.

My Comm. expires: 11-1-87

Notary Public

STATE OF TENNESSEE
DAVIDSON COUNTY

On this 2nd day of April, 1985, before me personally appeared Edward M. Smith, to me known to be the person who executed the foregoing instrument in behalf of Ann D. Powell and acknowledged that he executed the same as the free act and deed of the said Ann D. Powell.

My Comm. expires: 11-1-87

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

61706.93- CAMT.
160.42 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 166.92-
52130 04/04/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 9 4 3 5 0

IDENTIF. REFERENCE

APR 4 11 56 AM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 122231