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

File

ADDRESS NEW OWNER:
Ann H. Rollins
530 Armistead Place
Nashville, TN 37215

SEND TAX BILLS TO:
Same

MAP-PARCEL NUMBERS:
116-12-D
530
7DA-90722

WARRANTY DEED

BOOK 6532 PAGE 171

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, Dixie Farrell Powell, formerly, Dixie Amanda Farrell, and husband, David W. Powell, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Ann H. Rollins, 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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 530 on the plan of Burlington Condominiums, Phase I, of record in Book 5200, page 490, Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by reference.

BEING the same property conveyed to Dixie Amanda Farrell, by deed from Creason Clayton Construction Company, Inc., and Four-O-One Financial Corp., a Joint Venture, of record in Book 6042, page 326, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictions, easements, liens and other matters as set forth inthe Master Deed and By-Laws of record in Book 6011, page 653, and amended in Book 6194, page 440, and restrictions of record in Book 5863, page 796, all in the Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantee to assume the unpaid balance of a note secured by a first mortgage deed of trust to First National Bank of Livingston, Livingston, Tennessee, of record in Book 6042, page 329, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of David W. Powell by Dixie Farrell Powell as his Attorney-In-Fact pursuant to a Power of Attorney which is of record in Book 6515, page 433, Register's Office for Davidson County, Tennessee. The Affidavit of said Attorney-In-Fact is attached as an exhibit to this deed and incorporated herein by reference.

This is (xx)improved property, known as Unit 530 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.

Dixie Farrell Powell

David W. Powell
BY: Dixie Farrell Powell, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of March, 19 85, before me personally appeared Dixie Farrell Powell, 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 she executed the same as her free act and deed.

My Commission Expires: 10-24-88

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
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___.

BOOK 6532 PAGE 172

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 126,000.00.

_____
Affiant

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

My Commission Expires: 10-24-88

_____
Notary Public

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 Dixie Farrell Powell, with whom I am personally acquianted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument on behalf of David W. Powell as his Attorney-In-Fact, as the free act and deed of the within named David W. Powell. Witness my hand and official seal at Nashville, Tennessee this 13th day of March, 1985.

_____
Notary Public

My Commission Expires: 10-24-88

WARRANTY DEED

from:

DIXIE FARRELL POWELL ET VIR.

to:

ANN H. ROLLINS

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157
(TN-23223)

dp

EXHIBIT TO WARRANTY DEED
FROM
DIXIE FARRELL POWELL ET VIR
TO
ANN H. ROLLINS

BOOK 6532 PAGE 173

STATE OF TENNESSEE

COUNTY OF DAVIDSON

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant saith not.

References to the singular include the plural, when applicable.

Dixie Farrell Powell
Affiant - Dixie Farrell Powell

Sworn to and subscribed before me this
13th day of March, 19 85.

Notary Public

My Commission Expires: 10-24-88

7474 04/12 3 17.10- CHECK

RECEIVED FOR REGISTER
DAVIDSON COUNTY, TN
APR 12 9 42 AM 85

IDENTIFICATION REFERENCE

196144

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

RECEIVED OF _____

FOR _____

BOOK 6532 PAGE 174

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

126000.00- CAMT
327.60 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 337.10-
7474A04/12/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1961 1 4 4

IDENTIF. REFERENCE

APR 12 9 42 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 124422