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 $230,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF July, 1985

Notary Public

MY COMMISSION EXPIRES: October 24, 1988

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Barnett & Alagia, P.O. Box 2509, Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melvin W. Powers, et ux	SAME	147-12
(NAME)	(NAME)	
4722A Nolensville Road		36
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, James T. Taylor, Jr., and wife Yvonne P. Taylor and Edgar W. Cunningham and wife Jean D. Cunningham

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Melvin W. Powers and wife Rebecca Ann Powers

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, CERTAIN TRACTS OR PARCELS OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

SEE ATTACHMENT A HERETO.

J24939

IDENTIF. REFERENCE

JUL 31 2 47 PM '85

FELIX Z. ZOLLICOFFER, REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as 4722A and 4726A Nolensville Road, Nashville, TN 37211
(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 our hands this 31st day of July, 19 85

James T. Taylor, Jr.

Edgar W. Cunningham

Yvonne P. Taylor

Jean D. Cunningham

3051 07/31 807.50

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, James R. Knibben, a Notary Public in and for said County and State, the within named James T. Taylor, Jr. and wife Yvonne P. Taylor and Edgar W. Cunningham and wife Jean D. Cunningham

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at office in Nashville, Tennessee, this 31st day of July 1985

Commission expires October 24, 1988

James R. Knibben
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

James T. Taylor, et ux

Edgar W. Cunningham, et ux

TO

Melvin W. Powers and

Rebecca Ann Powers

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

EXHIBIT A

Real estate, with all improvements, fixtures, furnishings, equipment, furniture, apparatus, fittings, appliances, machinery in Davidson County, Tennessee, to wit:

Tract 1:

Land in Davidson County, Tennessee being Lot No. 3 on the map showing the Resubdivision of Lot No. 3 on the plan of the Tom C. Lamb Subdivision, Section 4 as of record in Plat Book 4885, Page 41, Register's Office Davidson County, Tennessee more particularly described as follows: BEGINNING at a point in the Easterly margin of a 20 foot alley, the common front corner of Lot 3 herein and Lot 3A as shown on said plat, and a distance 428.39 feet more or less from the right-of-way of Haywood Lane; Thence leaving said alley north 63° 38' 0" East 94.51 feet to a point; Thence South 26° 22' 0" East 89.04 feet to a point; Thence north 63° 38' 0" East 65.00 feet to a point; Thence South 26° 22' 0" East 25.65 feet to a point; Thence South 63° 38' 0" West 159.82 feet to a point in the Easterly margin of the 20 foot alley herein above mentioned; Thence with the margin of said alley North 26° 12' 43" West 116.14 feet to the point of beginning.

Being the same property conveyed to James T. Taylor, Jr. and Edgar W. Cunningham by deed from Tom C. Lamb of record in Book 4919, Page 509, Register's Office for Davidson County, Tennessee.

Tract 2:

Land in the 5th Civil District of Davidson County, Tennessee, described as follows:

BEGINNING at a spike in the easterly margin of a 50-foot Road, being the southwesterly corner of the land therein described; thence with the margin of said Road, north 26° 22' west 83 feet to a spike; thence leaving the said Road, north 63° 58' east 144.72 feet to an iron pin; thence south 26° 25' east 100.35 feet to an iron pin; thence south 65° 40' west 109.72 feet to an iron pin; thence south 86° 13' 30" west 37.65 feet to an iron pin, containing .325 acres.

Being the same property conveyed to James T. Taylor, Jr. and wife, Yvonne P. Taylor and Edgar W. Cunningham and wife Jean D. Cunningham by installment deed from Tom C. Lamb of record in Book 4479, Page 664, Register's Office for Davidson County, Tennessee.

Attachment A

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
			230 [illegible].00- CAPT.	
			598.00 CSTAX	
			.50 PREC	
			9.00 WDEED	
			CHECK	607.50-
3001A07/31/85			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 2 4 9 3 9

IDENTIF. REFERENCE

JUL 31 2 48 PM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 159076