File Box 43

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 6784 PAGE 313

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 56,000.00

Ricky E. Powell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF February, 19 86,

Notary Public

MY COMMISSION EXPIRES 11-15-87
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
LAWYER'S ESCROW SERVICE, INC. ONE UNION STREET, CORNER OF FIRST AND UNION, NASHVILLE, TN. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP - PARCEL NUMBERS
Ricky E. Powell et ux	Mortgage Corporation of The South	135
(NAME) 338 Ladybird Drive	(NAME) 2119 6th Avenue, North	5
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37217	(STREET ADDRESS) Birmingham, Alabama 35203	76
(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, Myrtie L. Allen, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ricky E. Powell and wife, Christie P. Powell

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. 89 on the Plan of Town Park Estates of record in Book 3300, page 64 and 65, Register's Office for Davidson County, Tennessee.

SAID Lot No. 89 fronts 65 feet on the easterly margin of Ladybird Drive and extends back 188.7 feet on the northerly line and 190.22 feet on the southerly line to a dead line in the rear measuring 65.02 feet thereon.

Being the same property conveyed to R. B. Allen and wife, Myrtie L. Allen by deed from Mamuel Construction Company, a Tennessee corporation, of record in Book 3764, page 529 Register's Office for Davidson County, Tennessee. The said R. B. Allen having since died and property vested solely in Myrtie L. Allen.

7.65 4.8

IDENTIFICATION REFERENCE

Feb 18 2 12 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as 338 Ladybird Drive, Nashville, Tennessee 37217
(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 ti, 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 my hand this 17th day of February, 1986

Myrtie L. Allen

Myrtie L. Allen

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Myrtie L. Allen, unmarried

or proved to me upon the basis of satisfactory evidence

the bargainor ____, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 17th day of February 1986

Commission expires 11-1-87

Notary Public

STATE OF TENNESSEE

Before me, ____, a Notary Public within and for the State and County aforesaid, personally appeared ____

and ____ (his oath) ____ (himself) ____ with whom I am personally acquainted and who upon (their several oaths) acknowledged (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
Myrtie L. Allen

TO
Ricky E. Powell

Christie P. Powell

Return to:
LAWYER'S ESCROW SERVICE
ONE UNION STREET
CORNER OF FIRST AND UNION
NASHVILLE, TENNESSEE 37201

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

RECEIVED OF _____ BOOK 5784 PAGE 315

FOR _____

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

66000.00- CANT.
145.60 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 152.10-
5325A02/18/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7654 8

IDENTIF. REFERENCE

FEB 18 2 12 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 219846