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 $ 68,000.00

W.E. Powell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF February, 1986

Notary Public

MY COMMISSION EXPIRES: 4/20/86
(AFFIX SEAL)

MAIL TO: THIS INSTRUMENT WAS PREPARED BY
Robert L. Trentham, 213 Fifth Avenue, North, Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
W.E. Powell c/o Bill Powell Co. (NAME)	Same (NAME)	130-03
600 Murfreesboro Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	63
Nashville, TN 37210 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	BM-08124

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, William Ross Weakley

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bill Powell Co.

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. 2 on the Map of the Resubdivision of Royal Oaks, Section "A", as of record in Book 1424, page 55, Register's Office for said County, and described as follows:

BEGINNING at a point in the north terminus of Royal Oaks Place at the corner of Lots Nos. 1 and 2; thence with the line between said Lots, northerly 138.4 feet to a point; thence easterly 20.2 feet to a point; thence south 57°05' east 315.4 feet to a point; thence south 13°04' west 50.4 feet to the corner of Lots Nos. 2 and 4; thence with the line between said Lots, westerly 263.1 feet to the east margin of Royal Oaks Place, being a turnaround; thence with said turnaround along the margin of said Royal Oaks Place as follows: Northerly 12.15 feet and northwesterly around a curve having a radius of 35 feet, a distance of 53.32 feet to the beginning.

BEING the same property conveyed to William Ross Weakley by deed from R. Michael Condrey and wife, Cecelia H. Condrey, of record in Book 6484, page 536, Register's Office for Davidson County, Tennessee.

The property herein conveyed is a vacant lot and is not the usual place of residence of the Grantor.

This conveyance is made subject to 1986 property taxes, which have been prorated as of date of deed and are herein assumed by Grantee; water rights agreement of record in Book 924, page 24, R.O.D.C. and the plat of record in Book 1424, page 55, said Register's Office.

CHECK 02/28 183.30

This is unimproved (X) improved ( ) property, known as 616 Royal Oaks Place, Nashville, Tennessee 37205
(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 my hand this 27th day of February, 1986

William Ross Weakley
William Ross Weakley

0554

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Dolda L. Johnson, a Notary Public in and for said County and State, the within named William Ross Weakley

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of February, 1986.

Commission Expires 4/20/86

Dolda L. Johnson Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

7 9 2 8 4

WARRANTY DEED

FROM

WILLIAM ROSS WEAKLEY

TO

BILL POWELL CO.

IDENTIFICATION REFERENCE

FEB 28 1 43 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Attorneys Title Company, Inc.
Titles Guaranteed

SUITE 175 — 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

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

60000.00- CONT.
176.80 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 183.30-
8594A02/28/86 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7 9 2 8 4

IDENTIFICATION REFERENCE

FEB 28 1 43 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 223031