FILE BOX 3 BOOK 6358 PAGE 388

FORM No. W-2

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 72,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14th DAY OF May 86

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON -- 1857 VULTEE BOULEVARD -- NASHVILLE, TN 37217

NAME AND ADDRESS NEW OWNER(S) (GRANTEE)	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
John P. O'Leary (NAME)	Third National Mortgage Company (NAME)	MAP 108-4
3025 Blackwood Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2628 (STREET ADDRESS)	PARCEL 103
Nashville, TN 37214 (CITY) (STATE) (P.O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	3D-85625

FOR AND 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, Kelly S. Powers and wife, Valerie S. Powers

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John P. O'Leary and wife, Nancy K. O'Leary

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. 299 of Plan of Section Three, Larchwood, of record in Book 5200, page 340, Register's Office Davidson County, Tennessee, to which plat reference is hereby made for a full and complete legal description.

BEING the same property conveyed to Kelly S. Powers and wife Valerie S. Powers by deed from Frank C. Batson and wife Judy W. Batson, of record in Book 6352, page 497, Register's Office said County.

This conveyance is subject to Restrictive Covenants of record in Book 6076, page 69 and Book 6122, page 482 Register's Office for said County.

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

RECEIVED FOR RECORD
MAY 15 8 05 AM '86
ELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

$ 12.50

This is improved ( ) unimproved (XX) property, known as 3025 Blackwood Drive, (House Number) (Street) Nashville, TN 37214 (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 unincumbered, 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 this 14th day of May 1986

Valerie S. Powers

Kelly S. Powers

by Janice L. Spurlock Attorney

by Janice L. Spurlock Attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this, the 15TH day of May, 19 86, before me personally appeared Jimmy L. Sparkman, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Kelly S. Powers and Valerie S. Powers and who acknowledged that he executed the same as the free act and deed of the said Kelly S. Powers and Valerie S. Powers, by virtue of that Power of Attorney, duly executed by the said Kelly S. Powers & Valerie S. Powers and appearing of record in Book 6858, page 327, respectively, in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Nashville, this 15th day of May, 19 86

My commission expires: 6-14-89

Notary Public

the within named bargainor, and corporation, and that (he) (they) as such being authorized so to do, execute 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

Kelly S. Powers
Valerie S. Powers

TO

John P. O'Leary
Nancy K. O'Leary

RETURN TO:

SOUTHERN ESCROW COMPANY
1187 Vultee Boulevard
Nashville, Tennessee 37217

EDWARD SEDDON
ATTORNEY AT LAW
1187 Vultee Boulevard
Nashville, Tennessee 37217

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

RECEIVED OF _____

FOR _____

BOOK 6858 PAGE 390

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
			72900.00- CAMT.	
			189.54 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 196.04-	
			46520A05/16/86 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01264

IDENTIFICATION REFERENCE

MAY 16 8 05 AM '86

FELIX Z. WILSON, JR. REGISTER
DAVIDSON COUNTY, TN

No. 248457