BOOK 6873 PAGE 549 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF ~~DAVIDSON~~ Williamson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 39,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF May 19 86

Notary Public

MY COMMISSION EXPIRES: 1-10-87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
L. Eddie Montgomery, 215 Centerview Drive, Suite 150, Brentwood, TN 37027
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
P.O. Shumate (NAME)	SAME (NAME)	119-02-0
222 Garwood Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	053.00
Nashville, TN. 37210 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	06DA-09368

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, David A. Powell and wife, Terry Lee Powell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO P.O. Shumate and wife, Katherine M. Shumate and Cynthia F. Shumate an unmarried person, each as to a 1/3 interest as joint tenants with right of survivorship

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:

"See Attached Exhibit A"

0 6 0 9 7

IDENTIFICATION REFERENCE

JUN 2 11 15 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as 222 Garwood Drive Nashville, Tennessee 37120
(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 2nd day of May, 19 86

David A. Powell

David A. Powell

Terry Lee Powell

Terry Lee Powell

STATE OF TENNESSEE
~~Davidson County~~
Williamson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David A. Powell and wife, Terry Lee Powell

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 Brentwood, Tennessee, this 2nd day of May 19 86

Commission expires 1-10-87

N. Eddie Montgomery
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

David A. Powell

Terry Lee Powell

TO

P.O. Shumate and Katherine M. Shumate And

Cynthia F. Shumate

PREPARED BY:
N. EDDIE MONTGOMERY, ATTORNEY
215 CENTERVIEW DRIVE, SUITE 150
BRENTWOOD, TN 37027

"EXHIBIT A"

BEING Lot 3 on the Plan of Cunningham Heights as of record in Book 2331, page 76, Register's Office for said County.

SAID Lot No. 3 fronts 70 feet on the north side of Garwood Drive and runs back between parallel lines 160 feet to a dead line.

BEING the same property conveyed to H. W. Hardcastle and wife, Margaret Hardcastle, by deed from Dorris Roscoe Parton and wife, Eva Mae Parton, of record in book 4962, page 371, Register's Office for Davidson County, Tennessee. The said Margaret Hardcastle having since died.

INCLUDED therein but expressly EXCLUDED therefrom is the following described property:

BEING part of Lot No. 3 on the Plan of Cunningham Heights as of record in Book 2331, page 76, Register's Office for Davidson County, Tennessee.

BEGINNING at a point in the northerly margin of Garwood Drive at the common corner of Lots 3 and 4 of said plan; thence with the said margin westwardly 35 feet, more or less, to the point of a curve to the north with a 50-foot radius with radial point to the northwest; thence with said curve northwardly 36 feet, more or less, to the west boundary of Lot No. 4; thence with said boundary southwardly 15 feet more or less, to the point of beginning and containing 263 square feet.

BEING the same property conveyed to State of Tennessee by Condemnation Proceedings in the Circuit Court of Davidson County, Tennessee, Rule No. A-10278, and recorded in Book 4347, page 542, Register's Office for Davidson County, Tennessee.

ALSO INCLUDED in the above described tract but expressly EXCLUDED therefrom is the following described property:

BEGINNING at a point in the existing South right-of-way for I-440 being this property's northwest corner and being 48 feet right at Station 7 + 45 (referenced from the centerline of relocated Lyle Avenue); thence with the said existing south right-of-way northeastwardly 23 feet more or less to a point; thence with the existing ease right-of-way of relocated Lyle Avenue southeardly 60 feet more or less to a point; thence North 83 degrees 53 minutes 30 seconds West 3 feet more or less to a point; thence South 6 degrees 21 minutes 48 seconds West 20 feet more or less to a point; thence with the proposed right-of-way for relocated Lyle Avenue North 21 degrees 03 minutes 52 seconds West 75.23 feet to the point of beginning and containing 1263 square feet and being part of the property conveyed to Dorris Roscoe Parton and wife to H. W. Hardcastle and wife, Margaret Hardcastle; said Margaret Hardcastle is now deceased, of record in Deed Book 4962, page 371, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to the State of Tennessee by deed of record in Book 5923, page 649, said Register's Office.

BEING the same property conveyed to David a. Powell and wife, Terry Lee Powell by deed from H. W. Hardcastle, unmarried of record in Book 6023, page 558, Register's Office, Davidson County, Tennessee.

SUBJECT to restrictions of record in Book 2480, page 455 said Register's Office.

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File 27

AGREEMENT

In the event of the death of either P.O. Shumate or Katherine M. Shumate, the surviving spouse is hereby given the authority to sell or encumber the herein described property without necessity of having the said Cynthia F. Shumate sign any document necessary to convey or encumber:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

"See Attached Exhibit A"

Being the same property conveyed by deed of even date and being recorded simultaneously herewith.

P.O. Shumate

P.O. Shumate

Katherine M. Shumate

Katherine M. Shumate

Cindy Shumate

Cynthia F. Shumate

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public of said County and State, P.O. Shumate, Katherine M. Shumate and Cynthia F. Shumate, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at Office in Brentwood, this 2nd day of May, 1986.

My Commission Expires: 1-10-87

Notary Public

NOTARY PUBLIC LARGE TENNESSEE

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SUBJECT to restrictions of record in Book 2480, page 455 said Register's Office.

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
			39500.00- CAMT.	
			102.70 CSTAX	
			.50 PRFEE	
			15.00 TDEED	
	VD		15.00- TDEED	
			15.00 WDEED	
			CHECK 119.20-	
			0255A06/02/86 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0 9 7

0 6 0 9

IDENTIFICATION REFERENCE

JUN 2 11 15 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 253941