BOOK 6891 PAGE 525 Box 8/t1

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS:
Warren D. Powell 4137 Dry Fork Road Whites Creek, TN. 37189	First Investment Company 4300 East Broad Street Columbus, Ohio 43216	Map 48-4 14D-07640

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Brad Dreisbach and wife, Donna Sue Alexander Dreisbach

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Warren D. Powell and wife, Diane E. Powell

hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

LAND in the 14th, formerly the 24th Civil District of Davidson County, Tennessee, described according to a survey made by Hal R. Swann, Jr., Surveyor, May 15, 1948, as follows:

BEGINNING at a stone on the southwesterly margin of Dry Fork Road at the northeast corner of a tract of land owned by E. H. McDonald; thence with the southwesterly margin of said Dry Fork Road, north 40 degrees west 303 feet to the southeast corner of a tract of land owned by Claud Bartlett; thence south 50 degrees 45 minutes west 362 feet to a point; thence south 32 degrees 30 minutes west 805 feet to a point; thence south 86 degrees east 50 feet to a point; thence north 71 degrees east 155 feet to a point; thence north 52 degrees east 115.5 feet to a point; thence north 42 degrees east 293.7 feet to a point; thence north 51 degrees east 132 feet to a point; thence north 64 degrees east 132 feet to a point; thence north 31 degrees 30 minutes east 132 feet to a point; thence north 57 degrees east 165 feet to the beginning, containing 5.8 acres, more or less.

Being the same property conveyed to Brad Dreisbach, a single man and Donna Sue Alexander, a single woman by deed from Richard E. Shores and wife, Joan R. Shores of record in Book 5957, page 868, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office. *Alexander

This instrument is executed on behalf of Donna Sue Dreisbach (also known as Donna Sue Alexander & Donna S. Dreisbach) by Brad W. Dreisbach as her Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith.

This is (~~an~~) improved property, known as 4137 Dry Fork Road, Whites Creek, TN. 37189.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 13th day of June, 1986.

Brad Dreisbach

Donna Sue Alexander Dreisbach

STATE OF TENNESSEE
COUNTY OF Davidson

On this 13th day of June, 19 86, before me personally appeared Brad Dreisbach, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

My Commission Expires: 10-24-88

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, of 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 ____self to be the President (or other officer authorized to execute the instrument) of the _____ _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 89,600.00.

Warren D Powell
Affiant

Subscribed and sworn to before me, this the 13th day of June, 19 86.

My Commission Expires: 10-24-88

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brad W. Dreisbach, 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 on behalf of Donna Sue Alexander Dreisbach as her Attorney in Fact as the free act and deed of the within named Donna Sue Alexander Dreisbach.

Witness my hand and official seal at Nashville, Tennessee, this the 13th day of June, 1986.

_____
NOTARY PUBLIC

My commission expires: 10-24-88

WARRANTY DEED

from:
BRAD DREISBACH, ET UX

to:
WARREN D. POWELL, ET UX

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

STATE OF Tennessee

COUNTY OF Davidson

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant saith not.

Affiant

Sworn to and subscribed before me this 13th day of June, 19 86.

Notary Public

My Commission Expires: 10-24-88

JAMES PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

12089

IDENTIFICATION REFERENCE

Jun 19 10 25 AM '86

ELLIS L. WILLIAMS REGISTER DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6891 PAGE 528

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
			89600.00- MAMT.	
			232.96 CSTAX	
			.50 PRFE	
			9.00 WDE D	
	VD		89600.00 MAMT.	
			89600.00- CAMT.	
			CHECK	242.46-
7347A06/19/86			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12089

IDENTIFICATION REFERENCE

JUN 19 10 25 AM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 260886