WARRANTY DEED BOOK 6957 PAGE 828

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
James P. Powers 230 Harpers Mill Court Fox Run Condominiums Hermitage, TN 37076	Same	64-12-A Par. 230

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, and other good and valuable consideration, receipt of which is hereby acknowledged;

DOROTHY J. MIZE, a widow, herein Grantor, has bargained and sold, and by these presents does transfer and convey unto the said JAMES P. POWERS a single man, the GRANTEE herein, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, and described as follows, to-wit:

Being a certain building identified as property map No. 230 as shown on the plan of Fox Run, Section One (A Condominium), of record in Book 5208, page 196, in said Register's Office, and being a part of Tract No. 1 of the property conveyed to Harris A. Gilbert, Trustee, and Norman W. Ginsberg, Trustee, by deed from Kyle R. Weems, being of record in Book 5171, page 915, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Claude F. Mize and wife, Dorothy Mize by deed from Ruth B. Knight Leister and husband, Henry Leister, of record in Book 6527, page 164, Register's Office for Davidson County, Tennessee, the said Claude F. Mize having since died.

Conveyance of such property is made expressly subject to the following: (1) The plan of record in Book 4860, page 52, said Register's Office, shown and owner's certificate, and certain easements; (2) Terms, conditions, provisions, covenants, easements and rights established by and contained in the Master Deed Establishing a Horizontal Property Regime of Fox Run, Section I, of record in Book 4956, page 582, said Register's Office, and the By-Laws of the Fox Run Condominium Association of record in Book 4956, page 590, Register's Office for Davidson County, Tennessee; (3) By instrument dated December 3, 1970, recorded in Book 4465, page 102, Register's Office for Davidson County, Tennessee, said property is restricted against use as a cemetary or for cemetary related purposes for a period of 25 years from date; (4) a portion of the premises have been platted of record in Plat Book 4860, page 52, said Register's Office, showing Fox Run Condominium, Section I, and that portion of the premises is subject to all matters shown on said plat.

See amendments recorded in Book 5564, page 582; Book 5548, page 852; and Book 5896, page 1, said Register's Office.

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, his heirs and assigns, forever. And I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 28 day of May, 1986.

Dorothy J. Mize

DOROTHY J. MIZE

STATE OF Tennessee
COUNTY OF Davidson

BOOK 6957 PAGE 829

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared DOROTHY J. MIZE, with whom I am personally acquainted, and who upon her oath, acknowledged herself to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 28 day of May, 1986.

Lisa W Smith
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENN.

My Commission Expires April 17, 1988

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for the transfer or value of property (whichever is greater) is $ 68,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

James P Pons

Sworn to and subscribed before me this 28 day of May, 1986.

Lisa W Smith
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENN.

My commission expires: 4/17/88

THIS INSTRUMENT PREPARED BY HARLAN DODSON III, ATTORNEY AT LAW, 306 GAY STREET, SUITE 400, P. O. BOX 198066, NASHVILLE, TN 37219.

3473 1

TENNESSEE

Aug 25 9 22 AM '86

REGISTER'S OFFICE
DAVIDSON COUNTY

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6957 PAGE 830

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

68000.00 CAMT.
190.40 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 196.90
3637A08/25/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3473 1

IDENTIFICATION REFERENCE

Aug 25 9 22 AM '86

No. 286633