BOOK 7120 PAGE 926

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 120,000.00

Mark C. Page
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF January 1987

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

RICHARD A. NORTHCUTT - 1161 Murfreesboro Road - Suite 340 - Nashville, TN 37217

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark C. Page	National Mortgage Company	MAP 87-3
(NAME)	(NAME)	
4417 Chandler Road	4041 Knight Arnold Road	PARCEL 31
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Hermitage, TN 37076	Memphis, TN 38118	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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, J & L Builders, a Tennessee General

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mark C. Page and wife, Diane Page

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. 1 on the Plan of Saddlebrooke, formerly a portion of Powell Subdivision, of record in Plat Book 6250, Page 940, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING part of the same property conveyed to J & L Builders, a Tennessee General parntership composed of James A. Powell and Larry Powell by deed from William G. Sadler and wife, Mary S. Sadler of record in Book 6859, Page 701, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 6925, Page 947, Register's Office for said County.

88277

IDENTIFICATION REFERENCE

JAN 29 1 42 PM '87

STATE OF TENNESSEE DAVIDSON COUNTY, TN

This is unimproved ( ) improved (XX) property known as 4417 Chandler Road, Hermitage, TN 37076
(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 heir 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 covey 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 hand s this 26th day of January, 1987

J & L Builders

By: Larry Powell
Larry Powell, Partner

By: James A Powell
James A. Powell, Partner

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STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____ (or proved to me on the basis of satisfactory evidence) the bargainor _____, with whom I am personally acquainted/and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19 _____

Commission expires _____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF

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) (or proved to me on the basis of satisfactory evidence) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) / (they) as such _____ and _____ 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 J & L Builders

TO Mark C. Page
Diane Page

RETURN TO:
METROPOLITAN ESCROW, INC.
1161 Murfreesboro Road
Suite 340
Nashville, TN 37217

RICHARD A NORTHCUTT
ATTORNEY-AT-LAW
1161 Murfreesboro Road
Suite 316
Nashville, TN 37217

STATE OF TENNESSEE
DAVIDSON COUNTY

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared James A. Powell and Larry Powell with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon their several oaths acknowledged themselves to be partners of J & L Builders, a Tennessee General the within named bargainor, and partnership, and that they as such partners, executed the foregoing instrument for the purposes therein contained by the signing of the partnership, by themselves as partners.

Witness my hand and seal, this 26th day of January, 1987.

My Commission expires:
9/9/89

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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

[illegible] 0- CANT
342.00 STAX
.50 PRFE
0.00 MISC
CHK 342.60-
4038.01/29/87 CAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

88277

IDENTIFICATION REFERENCE

JAN 29 1 42 PM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 39825