BOOK 7125 PAGE 957

THIS INSTRUMENT WAS PREPARED BY:
M. NORRIS JENKINS, ATTORNEY AT LAW
4015 Travis Drive, Nashville, TN 37211

WARRANTY DEED

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Numbers:
Jack A. Powell, et ux. 1412 EAST CEDAR LN. MADISON. TN. 37115	Lincoln Service Corporation P.O. Box 989 Owensboro, KY 42302-0989	Map 53-9 A Parcel 3

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged; including the assumption by the Grantees of the balance of an indebtedness to Lincoln Service Corporation secured by a Deed of Trust of record in Book page Register's Office for Davidson County, Tennessee,

we, Michael H. Pate and wife, Brenda H. Pate
hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

Jack A. Powell and wife, Betty L. Powell

hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit No. 1412 of Neely's Bend Villas, as of record in Book 5200, page 262, Register's Office for said County, to which reference is hereby made for a more complete and accurate description of said unit.

Being the same property conveyed to Michael H. Pate and wife, Brenda H. Pate by deed from Land Enterprises, Inc. of record in Book 6841, page 617, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (x) improved property at 1412 East Cedar Lane, Madison, TN 37115

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 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 27 day of January, 1987.

Michael H. Pate
MICHAEL H. PATE

Brenda H. Pate
BRENDA H. PATE

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael H. Pate and Brenda H. Pate the within named bargainor, 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 Nashville, Tennessee, this 27th day of Jan, 1987.

My Commission Expires:
1-30-89

NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $ 53,066.70.

Jack C. Powell
AFFIANT

Subscribed and sworn to before me this 27th day of Jan 19 87.

My Commission Expires:
1-30-89

NOTARY PUBLIC

8 9 7 9 6

IDENTIFICATION REFERENCE

FEB 3 1 15 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

5308[illegible].70- CAMT.
148.[illegible]9 CSTAX
.50 PRFE
6.00 WDE D
CHECK 150.19-
0016308/03/87 CAL .0.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8 9 7 9 6

IDENTIFICATION REFERENCE

FEB 3 1 15 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.41474