FILE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO MORTGAGEE:	MAP-PARCEL NUMBERS
MARCK J. POWERS ET UX	ATLANTIC COAST MORTGAGE COMPANY	27W 3770 47
(NAME) 212 Chapel Avenue	(NAME) 3975 University Dr. Suite 100/210	83-6-109
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37206	(STREET ADDRESS) Fairfax, VA 22030	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED BOOK 7497 PAGE 761

For and in consideration of the sum of TEN AND 00/100 ---------- ($10.00) DOLLARS cash in hand paid by the within named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, JAMES ROGERS RODEN AND PATRICIA ELAINE RODEN, unmarried,

have bargained and sold, and by these presents do transfer and convey unto the said MARCK J. POWERS AND WIFE, SUSANNE W. POWERS

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 53 on the Plan of Beaumont Place, of record in Book 332, page 38, Register's Office for said County.

Said Lot No. 53 fronts 50 feet on the east side of Chapel Avenue, formerly Hunter Avenue, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to James R. Roden and wife, Patricia Elaine Roden, by deed from Nellie May Roden, a widow, of record in Book 6784, page 872, Register's Office for Davidson County, Tennessee. The said parties having since divorced as shown by decree recorded in Book 7310, page 946, Register's Office for Davidson County, Tennessee.

TERRELL C. RODEN joins in this conveyance for the express purpose of conveying all right, title and interest, marital or otherwise, which she may have in subject property by virtue of marriage to JAMES ROGERS RODEN.

NELLIE MAY RODEN joins in this conveyance for the express purpose of relinquishing her life estate as retained in deed of record in Book 6784, page 872, Register's Office for said County.

1058

IDENTIFICATION REFERENCE

MAR 23 1 34 PM '88

WILLIAM A. KILLEN JR. REGISTER DAVIDSON COUNTY, TN

This is improved (xx) unimproved ( ) property, known as 212 Chapel Avenue (House Number) (Street) Nashville, Tennessee (City or Town) 37206 (Zip Code) (P.O. Address)

To have and to hold the said trade 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.

Whenever 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 16th day of March, 1988.

James Rogers Roden
James Rogers Roden

Patricia Elaine Roden
Patricia Elaine Roden

Terrell C. Roden
Terrell C. Roden

Nellie May Roden
Nellie May Roden

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7497 PAGE 762

Personally appeared before me the undersigned, a Notary Public in and for said County and State PATRICIA ELAINE RODEN, unmarried, JAMES ROGERS RODEN and wife, TERRELL C. RODEN, and NELLIE MAY RODEN, unmarried

the within named bargainor s, 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 and official seat at Madison Tennessee, this 16th day of March, 19 88.

Notary Public

Commission expires 7-17-88

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public 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 _____ of the _____, the within named bargainor, a corporation, and that _____ he as such _____ being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____ self as _____.

Witness my hand and seat, at office in _____ this _____ day of _____, 19 ___.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 49,200.00 This is equal to or greater than the property would bring at a fair and voluntary sale.

William D. Castleman

Sworn to and subscribed before me this 16th day of March, 19 88

My commission expires 7-17-88 Notary Public

RETURN TO:	This instrument was prepared by:
WILLIAM D. CASTLEMAN, ATTORNEY	101 CUMBERLAND AVENUE MADISON, TN 37115
Name	Address

WARRANTY DEED

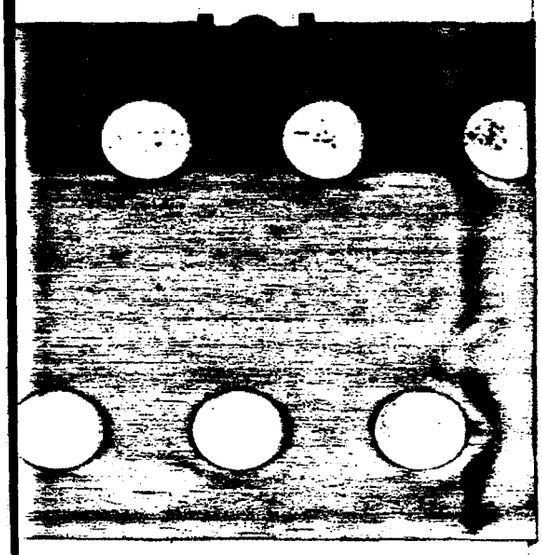
FROM
JAMES ROGERS RODEN AND
PATRICIA ELAINE RODEN

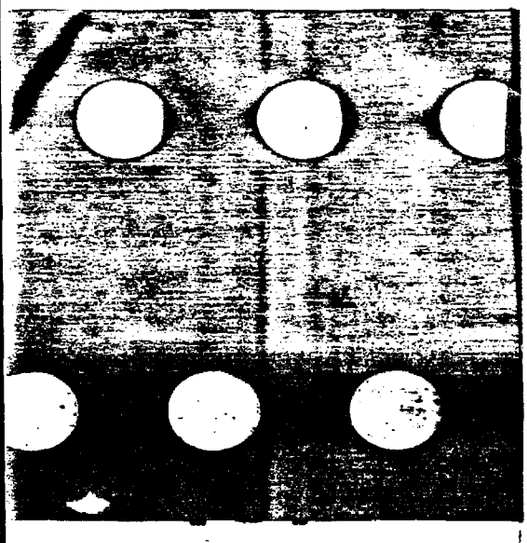
TO
MARCK J. POWERS ET UX

LAW OFFICES
WILLIAM D. CASTLEMAN
101 CUMBERLAND AVENUE
SUITE 100
MADISON, TENNESSEE 37115

AREA CODE 615
TELEPHONE 865-4750

STATE OF TENNESSEE
DAVIDSON COUNTY
RECEIVED FOR RECORD
9789 03/23/88
14:26





OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7497 PAGE 763

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CAMT	49200.00
CON TX	137.76
PRFEE	0.50
WDEED	6.00
TOTAL	144.26
CHECK	144.26

03/23/88 01 13:35 0001 8789

I 5 0 5 8

IDENTIFICATION REFERENCE

MAR 23 1 34 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 73366