BOOK 7535 PAGE 976

File 27

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 84,500.00

+ Joe A. Powell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF April, 19 88.

Notary Public

MY COMMISSION EXPIRES: 3/11/90

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Montgomery & Associates 457 Donelson Pike, Nashville, TN 37214
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Joe A. Powell (NAME) | SAME (NAME) | 162-02-0 |
| 5021 Colemont Drive (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | 191.00 |
| Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP) | (CITY) (STATE) (ZIP) | 05DU 52619 |

FOR AND IN 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, Billy Joe Clemons and Cynthia Lynn Clemons, husband and wife,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joe A. Powell and Myra J. Powell, husband and wife

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:

Land in Davidson County, Tennessee, being Lot No. 223, on the Plan of Colewood Acres, Section III, as of record in Book 4175, page 45, Register's Office for said County.

Said Lot fronts 75 feet on the northerly side of Colemont Drive and extends back 213.3 feet on the easterly line and 242.2 feet on the westerly line to a dead line and measures 84.5 feet thereon.

Being the same property conveyed to Billy Joe Clemons and wife, Cynthia Lynn Clemons by deed from Donald Clemons and wife, Vickie L. Clemons of record in Book 6168, Page 242, Register's Office, Davidson County, Tennessee.

Subject to restrictions of record in Book 4295, page 696 said Register's Office.

This conveyance is subject to any and all existing easements of record.

27679

IDENTIFICATION REFERENCE

MAY 5 11 50 AM '88

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (X) property, known as 5021 Colemont Drive, Antioch, TN 37013
(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 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. 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 their hands this 29th day of April, 19 88

Billy Joe Clemons — Cynthia Lynn Clemons

Billy Joe Clemons — Cynthia Lynn Clemons

STATE OF TENNESSEE
Davidson County

BOOK 7535 PAGE 977

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Billy Joe Clemons and wife, Cynthia Lynn Clemons

the bargainor S, 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 Nashivlle, Tennessee, this 29th day of April, 1988.

Commission expires 3/11/90

M. Eddie Moore
Notary Public

STATE OF TENNESSEE
Davidson County

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) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed 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__.

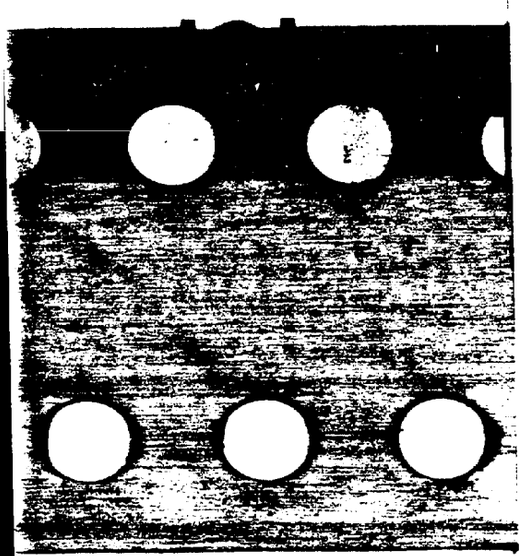
My commission expires _____

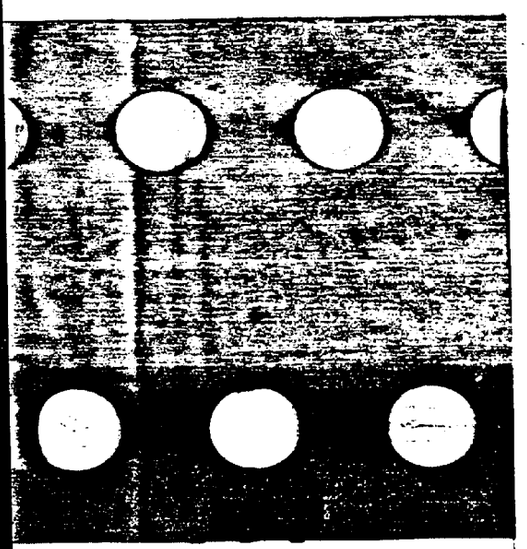
_____
Notary Public

WARRANTY DEED

FROM
Billy Joe Clemons and wife,
Cynthia Lynn Clemons

TO
Joe A. Powell and wife, Myra J.
Powell





**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

BOOK 7535 PAGE 978

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

| | |
|---|---|
| CAMT | 84500.00 |
| CON TX | 236.60 |
| PRFEE | 0.50 |
| MTEED | 6.00 |
| TOTAL | 243.10 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 243.10

05/88 01 21432 0001 3764

27.67 9.

IDENTIFICATION REFERENCE

May 5 11 50 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 88030