BOOK 7557 PAGE 27

THIS INSTRUMENT WAS PREPARED BY:
M. NORRIS JENKINS, ATTORNEY AT LAW
Suite 230, 392 Harding Place, Nashville, TN 37211

WARRANTY DEED

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Numbers:
John B. Powell 3280 Luann Drive Antioch, TN 37013	Fleet Mortgage Corp. P.O. Box 303 Milwaukee, WI 53201	Map 150-10 Parcel 110

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named 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 Fleet Mortgage Corporation secured by a Deed of Trust of record in Book 7016, page 820, Register's Office for Davidson County, Tennessee;

we, Anna Faye Morris Hite and husband, Von Ray Hite

hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

John B. Powell and wife, Sandra 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 Lot No. 2 on the Plan of Roundwood Forest, Section One, as of record in Plat Book 6200, page 221, as corrected by surveyors certificate of correction, of record in Book 667, page 900, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete legal.

Being the same property conveyed to Anna Faye Morris Hite and husband, Von Ray Hite by deed from A. J. Johnson and John J. Cook of record in Book 7016, page 817, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Book 6963, page 839, Book 6966, page 321, and Book 6973, page 602, Register's Office for said County. This conveyance is subject to any and all existing easements and restrictions of record.

This is ( ) unimproved
(x) improved property at 3280 Luann Drive, Antioch, TN

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 20th day of May, 1988.

Anna Faye Morris Hite
ANNA FAYE MORRIS HITE

Von Ray Hite
VON RAY HITE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Anna Faye Morris Hite and Von Ray Hite the within named bargainors, 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 26th day of May, 1988.

My Commission Expires:

11-12-89

Phyllis Keenan
NOTARY PUBLIC

2410 05/31 0101 03CHECK 251.22

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $ 87,430.48.

AFFIANT

Subscribed and sworn to before me this 26th day of May 1988.

My Commission Expires:

11-12-89

Phyllis Keenan
NOTARY PUBLIC

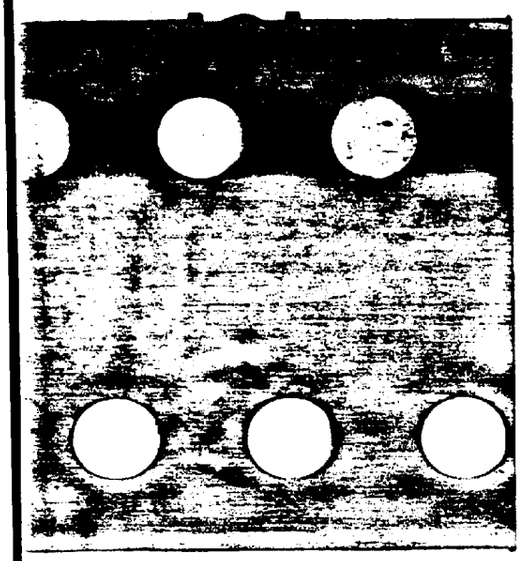
NOTARY PUBLIC KEENAN

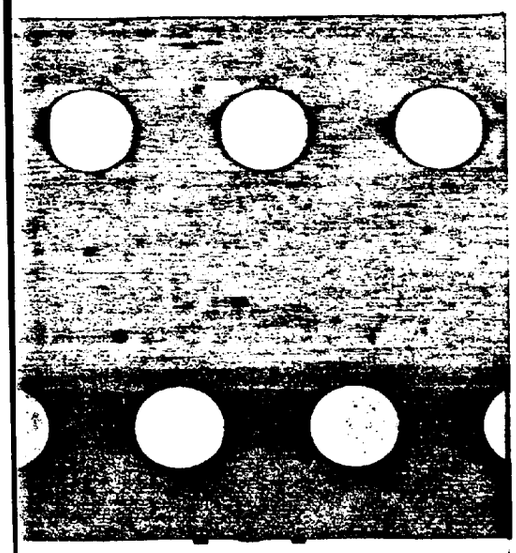
34999

IDENTIFICATION REFERENCE

May 31 11 22 AM '88

FELIX Z WILSON CT REGISTER
DAVIDSON COUNTY, TN





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7557 PAGE 29

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 87430.48
CON TX 244.72
PRFEE 0.50
WDEED 6.00
TOTAL 251.22
CHECK 251.22

05/31/88 01 11:23 0001 2410

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

34999

IDENTIFICATION REFERENCE

MAY 31 11 22 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 96541