BOOK 7578 PAGE 509

FORM No. WD-1

FILE BOX 46

STATE OF TENNESSEE
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 102,900.00

Charles R Powell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF June 19 88

Notary Public

My Commission Expires Jan. 10, 1989

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

STEVEN G. WATERS NOTARY AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
STEVEN G. WATERS – 3401 WEST END AVE. SUITE 545 – NASHVILLE. TN. 37203

NAME		ADDRESS
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles R. Powell (NAME)	Dominion Bankshares Mortgage (NAME)	21-242
6254 Eaton's Creek Road (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 4226 (STREET ADDRESS)	14D25703
Joelton, TN 37080 (CITY) (STATE) (P.O. ZIP)	Fairfax, VA 22038-4226 (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, John W. Russell, Jr. and wife, Camille M. Russell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles R. Powell and wife, Barbara J. Powell

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. 4 on the plan of O.W. Foster Subdivision, of record in Plan Book 4860, page 2, Register's Office for said County.

SAID Lot No. 4 fronts 110 feet on the easterly margin of Eaton's Creek Road and extends back between parallel lines 396 feet to a dead line on the rear.

Being the same property conveyed to John R. Russell, Jr. and wife, Camille M. Russell by deed from Harold Suiter and wife, Deane Suiter of record in Book 5063, page 520, Register's Office, Davidson County, Tennessee.

42100

IDENTIFICATION REFERENCE

JUN 21 9 59 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

7877 06/21 0101 03CHECK 294.62

unimproved ( ) This is improved (XX) property, known as 6254 Eaton's Creek Road, Joelton, TN 37080
(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 our hand s this 20th day of June, 19 88

John W. Russell, Jr.

Camille M. Russell

STATE OF TENNESSEE
COUNTY OF Robertson

Personally appeared before me, the undersigned a Notary Public in and for said County and State, the within named John W. Russell, Jr. and wife, Camille M. Russell

the 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 20th day of June 19 88

Commission expires LARGE

Notary Public

STEVEN G. WATERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF

My Commission Expires Jan. 10, 1989

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 (their several oaths) acknowledged (themselves) 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

John W. Russell, Jr. and wife,

Camille M. Russell

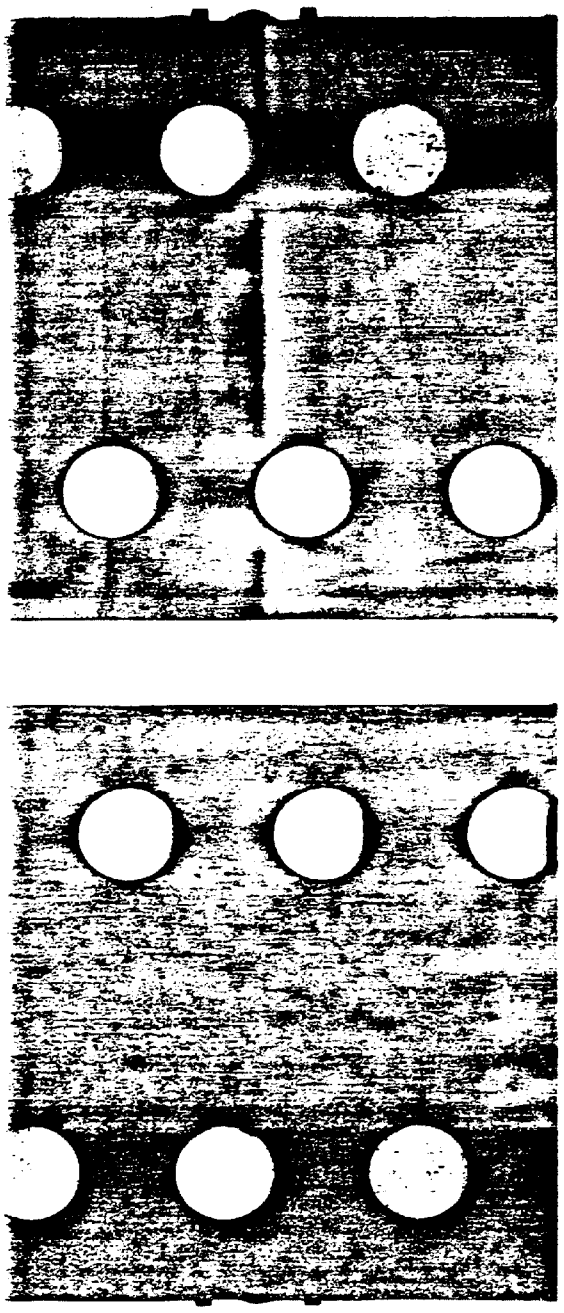
TO

Charles R. Powell and wife, Barbara J. Powell

RETURN TO:

Hallmark Title Company
3401 West End Ave. Suite 545
Nashville, Tn. 37203

STEVEN G. WATERS
Attorney at Law



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 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 102900.00
				CON TX 288.12
				PRFEE 0.50
				WDEED 6.00
				TOTAL 294.62
				CHECK 294.62
06/21/88	01		10:02 0001	7877

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

42100

IDENTIFI REFERENCE

JUN 21 9 59 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 104675