19

ADDRESS NEW OWNER AS FOLLOWS:
Ronny G. Wall et ux Alisa J. Wall
Route 2, Dickerson Pike
Goodlettsville, Tennessee 37072

THIS INSTRUMENT PREPARED BY:
ROLLIE L. WOODALL
Attorney at Law
213 Third Avenue, North
Nashville, Tennessee 37201

SEND TAX BILLS TO:
SAME

MAP - PARCEL NUMBER:
MAP 006-00-0, Parcel 09200

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of nineteen thousand and no one-hundredths Dollars ($19,000.00) cash in hand paid by **RONNY G. WALL** and wife, **ALISA J. WALL** (hereinafter referred to as "Grantees") to **ALBERT L. POWELL**, an unmarried man, (hereinafter referred to as "Grantor") the receipt and sufficiency of which is hereby acknowledged; Grantor has bargained and sold, and does hereby transfer and convey unto the said Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> **LAND** in Davidson County, Tennessee, being Lot No. 2 as shown on the Plat of the Resubdivision of the Lundy M. Skinner Land located in the 2nd (formerly the 10th) Civil District of Davidson County, Tennessee, recorded September 6, 1979, in Book 5190, Page 311, Register's Office for said County, being more particularly described as follows, to-wit:
>
> **BEGINNING** at a point on the southwesterly margin of Happy Valley Road, a private access road; thence North 17 deg. 50' 51" West 140.61 feet to an iron pin; thence North 16 deg. 41' 10" West 488.83 feet to an iron pin; thence South 58 deg. 05' 25" West 422.00 feet to an iron pin set in northeast corner of Lot No. 1 of said Resubdivision; thence South 41 deg. 52' 25" East with the margin of said Lot No. 1, 663.56 feet to an iron pin; thence South 75 deg. 06' 17" East with the margin of said Lot No. 1, 76.32 feet to a point in the southwesterly margin of Happy Valley Road; thence North 14 deg. 53' 43" East with the southwesterly margin of Happy Valley Road 104.04 feet to an iron pin; thence North 2 deg. 54' 36" West with the margin of Happy Valley Road 34.18 feet to the point of beginning, containing 4.21 acres, more or less, together with a permanent easement for ingress and egress to said Happy Valley Road through said Lot No. 1 as shown on said Plat of said Resubdivision.
>
> **BEING** part of the same property conveyed to Albert L. Powell by quitclaim deed from Lundy M. Skinner and wife, Patricia M. Skinner, of record in Book 5453, Page 236, Register's Office for Davidson County, Tennessee.

This is improved property known as Route 2, Dickerson Pike, Goodlettsville, Tennessee 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with the hereditaments, appurtenances, estate, title, and interest thereto appertaining to the said Grantees, their heirs and assigns, forever.

AND the Grantor does hereby covenant with the Grantees, their heirs and assigns, that he is lawfully seized in fee simple; has full power, authority, and right to convey the same; and that said premises are unencumbered except: (a) 1988

property taxes, which have been prorated and assumed by Grantees; and (b) easements, conditions and restrictions of record. Grantor does further covenant and bind himself, his heirs and assigns, 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.

IN WITNESS WHEREOF, the said Grantor has hereunto set his hand this 4th day of August, 1988.

Albert L. Powell
ALBERT L. POWELL, unmarried

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

Personally appeared before me, Rollie L. Woodall, a Notary Public in and for said County and State, the within named Albert L. Powell, an unmarried man, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 4th day of August, 1988.

Rollie L. Woodall
NOTARY PUBLIC

My Commission Expires: July 25, 1989.

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is nineteen thousand Dollars ($19,000.00).

Albert L. Powell
AFFIANT

Subscribed and sworn to before me, this the 4th day of August, 1988.

Rollie L. Woodall
NOTARY PUBLIC

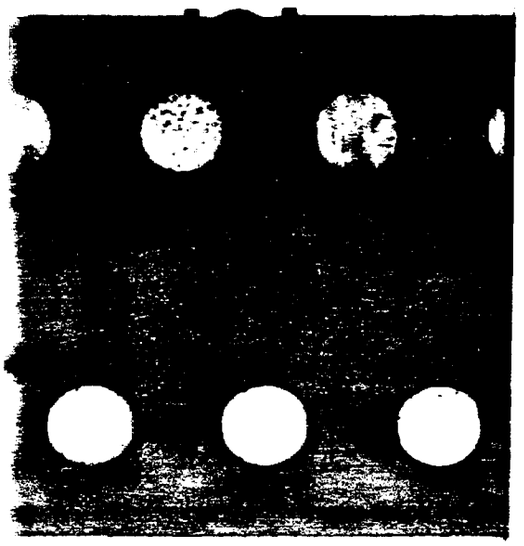
My Commission Expires: July 25, 1989.

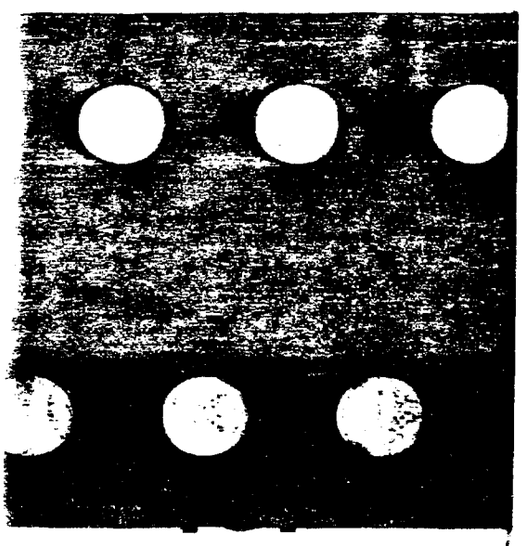
5641.9

IDENTIFICATION

Aug 5 1 25 PM '88

-2-





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7620 PAGE 380

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

DMT	19000.00
CO TX	62.70
PR FE	0.50
MDEED	6.00
TOTAL	69.20
CHECK	69.20

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 4409

5641.9

IDENTIFI REFERENCE

Aug 5 1 28 PM '98

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 120997