FORM No. WD-1

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THE TRANSFER IS $ ~~390,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF April 1989

Notary Public

MY COMMISSION EXPIRES: January 11, 1992

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY: TAYLOR, SCHLATER, LASSITER, TIDWELL & TRENTHAM, ATTYS.

TAX BILLS TO OWNER P.O. BOX 1369, BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	MORTGAGEE:	MAP-PARCEL NUMBERS
Samuel R. Sells III	NONE	
(NAME)	(NAME)	
5146 North Stanford Drive		131-13-29
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37215		FH-12050
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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, William E. Powell, Sr., a married man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Samuel R. Sells III and wife, Vicki V. Sells

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 the First Civil District of Davidson County, Tennessee, being a portion of Lot 7 on the Plan of Westwood Subdivision as of record in Book 974, Page 14, Register's Office of Davidson County, Tennessee, described in accordance with survey of T & H Land Surveyors, dated March 5, 1980, as follows:

Beginning at a point lying on the easterly margin of North Stanford Drive at the common front corner of Lots 6 and 7 on the plan of Westwood Subdivision as of record in Book 974, Page 14, Register's Office for Davidson County, Tennessee; thence leaving the said margin of North Stanford Drive and running with the said common line of Lots 6 and 7 north 61 degrees 50 minutes east a distance of 492.84 feet to a point; thence leaving the said common line south 4 degrees 25 minutes 45 seconds east a distance of 264.88 feet to a point lying on the common line of Lots 7 and 8 on the said plan of Westwood Subdivision; thence running with said common line south 67 degrees 59 minutes 28 seconds west a distance of 414.15 feet to a point lying on the said margin of North Stanford Drive; thence running with the said margin around a curve, having a radius of 900.00 feet to the left a distance of 200.00 feet to the point of beginning, containing 2.30 acres, more or less.

Being the same property conveyed to William E. Powell, Sr. by deed from The Bill Powell Company, a sole proprietorship wholly owned by William E. Powell, Sr. and William E. Powell, Sr. d/b/a The Bill Powell Company of record in Book 7375, Page 268, Register's Office for Davidson County, Tennessee.

Subject property is not the place of residence of the grantor herein.

This is unimproved ( ) / improved (XX) property, known as 5146 North Stanford Drive, Nashville, TN 37215
(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 my hand this 12th day of April, 19 89

William E. Powell, Sr.
By: William E. Powell, Sr. by Michael T. Bates, Attorney-in-fact
Michael T. Bates, Attorney-in-fact

BOOK 7816 PAGE 711

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael T. Bates, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purpose therein contained, and who further acknowledged that he is the Attorney-in-Fact for William E. Powell, Sr. of the maker or a constituent of the maker and he is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at office in Brentwood, Tennessee, this 12th day of April, 1989.

Elizabeth J. Smith
Notary Public Elizabeth J. Smith

My commission expires: 1/11/92

5645 04/13 0101 03CHECK 1293.50

DEED

FROM
William E. Powell, Sr.

TO
Samuel R. Sells III and wife,
Vicki V. Sells

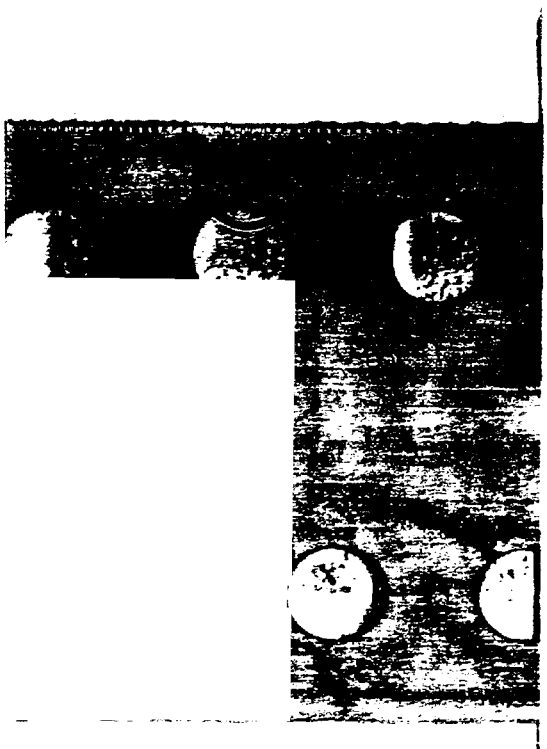
REALTY TITLE & ESCROW COMPANY, INC.
SUITE 150, 101 WESTPARK DRIVE
P.O. BOX 1369
BRENTWOOD, TN 37027

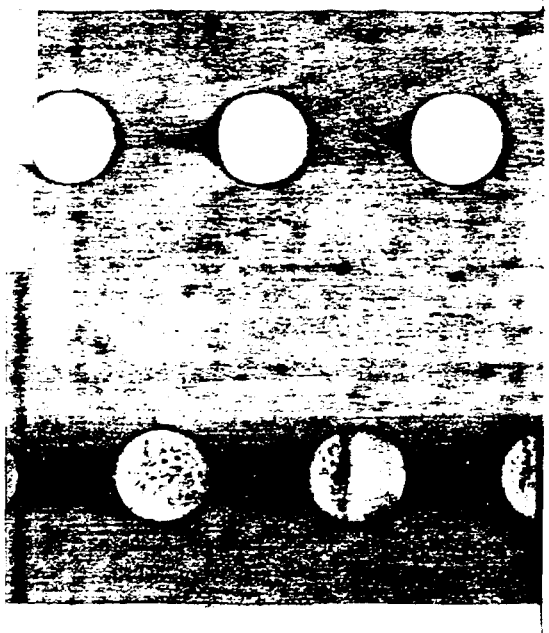
24812

IDENTIFICATION

APR 13 2 57 PM '89

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN





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

RECEIVED OF _____

FOR _____

BOOK 7816 PAGE 712

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 390000.00
CON TX 1287.00
PRFEE 0.50
WDEED 6.00
TOTAL 1293.50
CHECK 1293.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK
04/13/89 01 14:58 0001 5645

248.12

IDENTIFICATION REFERENCE

APR 13 2 57 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 200031