5670
551397-0
Book

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $82,000.00

Penny J. Powers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF May, 19 89

Notary Public

MY COMMISSION EXPIRES: 1/23/93

(AFFIX SEAL)

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THIS INSTRUMENT WAS PREPARED BY
Denney, Lackey & Chernau, P. O. Box 3429, Nashville, Tennessee 37219-0429
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Penny J. Powers (NAME)	Fidelity Federal Savings & Loan (NAME)	147-5-222
4915 Timberdale Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	
Nashville, Tennessee 37211 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (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, Marjorie J. Cole Wallace

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Penny J. Powers, unmarried

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. 70 on the Plan of Caldwell Country Estates, Section 2 of record in Book 2663, page 128 Register's Office for Davidson County, Tennessee.

Said Lot No. 70 fronts a total of 81.00 feet on the southwesterly side of Timberdale Dale and runs back 243.2 feet on the northwesterly lot line and 242.0 feet on the southeasterly lot line to a line in the rear which measures 92.2 feet thereon.

Being the same property conveyed to Marjorie J. Cole by deed from William R. Cole, Jr., and wife, Gwen E. Cole as of record in Book 7259, page 712, said Register's Office.

This conveyance is made subject to:

The Plan of record in Book 2663, page 128, said Register's Office, shows an Owner's Certificate, 110 foot minimum building setback line from Timberdale Drive, a 10 foot public utility easement on the rear and a 5 foot drainage easement on the northerly lot line.

Restrictions contained in instrument of record in Book 2907, page 93 amended in Book 2921, page 87, said Register's Office.

This is unimproved (xx) improved ( ) property, known as 4915 Timberdale Drive, Nashville, Tennessee 37211
(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 seised 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 her hand this 1st day of May, 19 89

Marjorie J. Cole Wallace

Marjorie J. Cole Wallace

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marjorie J. Cole Wallace and husband Henry H. Wallace

the bargainor___, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of May, 1989.

Judy L Miller
Notary Public

Commission Expires 1/23/93

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19___.

_____
Notary Public

Commission Expires _____

30032

WARRANTY DEED

FROM
Marjorie J. Cole Wallace

TO
Penny J. Powers, unmarried

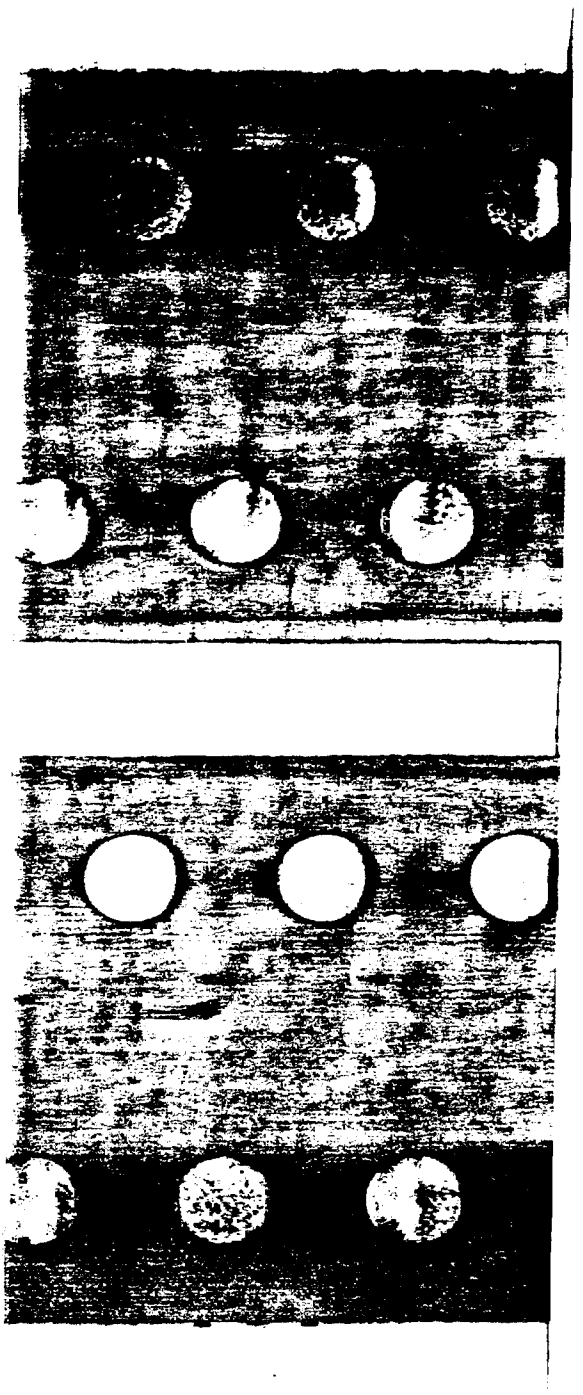
IDENTIFICATION

MAY 3 2 59 PM '89

FILED & WILSON REGISTER
DAVIDSON COUNTY, TN

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

2668 05/03 0101 03CHECK 277.10



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 82000.00
CON TX 270.60
PRFEE 0.50
WDEED 6.00
TOTAL 277.10
CHECK 277.10
BANK

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/03/89 01 15:00 0001 2668

30032

IDENTIFICATION REFERENCE

MAY 3 2 59 PM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 206147