STATE OF TENNESSEE
COUNTY OF SUMNER }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 57,300.00

Garland Powell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF June, 19 89

Notary Public

MY COMMISSION EXPIRES December 29, 1990
(AFFIX SEAL)

BOOK 7875 PAGE 160

THIS INSTRUMENT WAS PREPARED BY		
AMERICAN ESCROW COMPANY, 111 Hazel Path, P.O. Box 1733, Hendersonville, TN 37077		
NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS: GARLAND POWELL	MORTGAGEE: AMERICAN NATIONAL FINANCIAL, INC.	MAP-PARCEL NUMBERS 12DZ 32915
(NAME) 3109 MEADOWSIDE LANE	(NAME) 100 ASHFORD CENTER NORTH, SUITE 250	60-2-104
(STREET ADDRESS OR ROUTE NUMBER) NASHVILLE , TN 37207	(STREET ADDRESS) ATLANTA, GEORGIA 30338	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. 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, DALE KINGSBURY AND WIFE, LORI N. KINGSBURY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GARLAND POWELL AND WIFE, ROSIA D. 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. 74 ON THE PLAN OF PARKWOOD ESTATES, SECTION ONE, OF RECORD IN PLAT BOOK 2900, PAGE 120, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO DALE KINGSBURY, A SINGLE PERSON, BY DEED OF RECORD IN BOOK 6859, PAGE 643, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ALL RESTRICTIONS AND EASEMENTS OF RECORD.

4 4 6 3 9

IDENTIFICATION REFERENCE

JUN 28 8 35 AM '89

9254 06/28 0101 03CHECK 195.59

This is improved X unimproved property, known as 3109 MEADOWSIDE LANE , NASHVILLE , TN , 37207
(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 21st day of June, 19 89

DALE KINGSBURY:

STATE OF TENNESSEE
County of SUMNER

BOOK 7875 PAGE 161

Personally appeared before me, DALE KINGSBURY AND WIFE, LORI N. KINGSBURY

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of June, 1989

Commission expires December 29, 1990

W. K. GEORGAS, JR.
Notary Public

STATE OF TENNESSEE
County of

Personally appeared before me,

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the _____ of the maker or a constituent of the maker and 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, this day of 19

Commission expires

Notary Public

WARRANTY DEED

FROM

DALE KINGSBURY, et ux

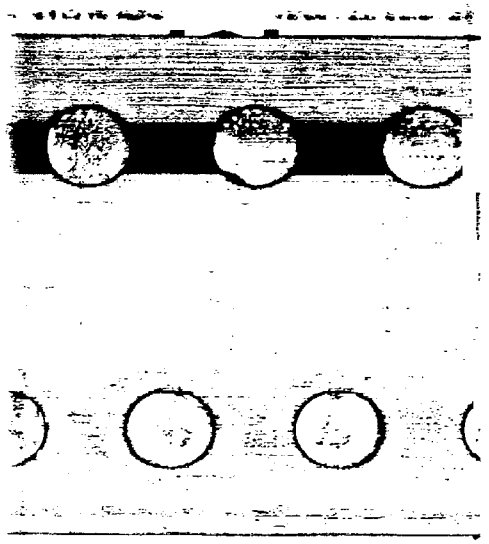
TO

GARLAND POWELL, et ux

PLEASE RETURN TO:
AMERICAN ESCROW COMPANY
P.O. Box 1733
Hendersonville, TN 37077

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

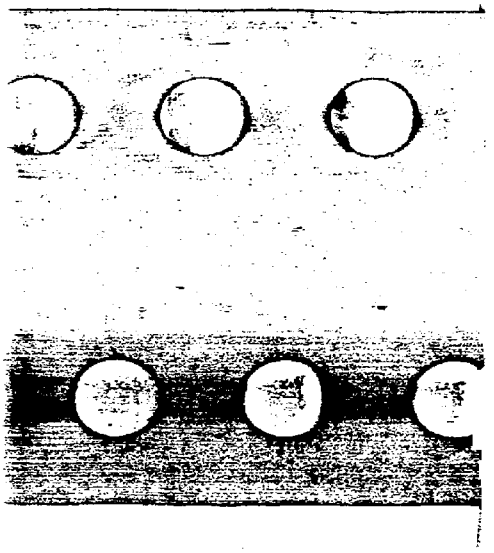
BOOK 7875 PAGE 162

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 57300.00
				CON TX 189.09
				PRFEE 0.50
				WDEED 6.00
				TOTAL 195.59
				CHECK 195.59
			06/28/89 01	08:37 0001 9254



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4463.9

IDENTIFICATION REFERENCE

JUN 28 8 35 AM '89

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 223538