STATE OF TENNESSEE
COUNTY OF Davidson BOOK 7883 PAGE 208
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $78,691.97

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF July 1989

Notary Public

MY COMMISSION EXPIRES: 7/5/89

(AFFIX SEAL)

FILE BOX 45

THIS INSTRUMENT WAS PREPARED BY

RICHARD A. NORTHCUTT - 25 CENTURY BLVD., SUITE 202 - NASHVILLE, TN 37214

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Frederick A. Powers (NAME)	Troy & Nichols, Inc. (NAME)	MAP 108-16
1039 Pleasant View Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 4025 (STREET ADDRESS)	PARCEL 190
Nashville, TN 37214 (CITY) (STATE) (P.O. ZIP)	Monroe, LA 71211 (CITY) (STATE) (ZIP)	03D91112

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, Allan Wainscott and wife, Catherine Jean Hester Wainscott

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Frederick A. 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.

BEING Lot No. 39-B, Zone Lot Division of Lots 8, 9 and 39, Section One, on the Plan of Percy Priest Woods, of record in Plat Book 5200, Page 701, amending Plat Book 5200, Page 472, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Allan Wainscott and Catherine Jean Hester, both unmarried, by deed from M. Van Stanley, Jr. and wife, Mary Stanley, of record in Book 7417, page 841, Register's Office for said County.

THIS conveyance is subject to Restrictive Covenants of record in Book 5200, Page 701, Book 5984, Page 865, Book 6020, Page 270, Book 6097, Page 11, Book 6353, Page 307, and Book 6560, Page 667, Register's Office for said County.

This conveyance is subject to a Deed of Trust executed by Allan Wainscott and Jean Hester, both unmarried, to Tommie J. Ferguson, Trustee, for Troy & Nichols, Inc., dated November 30, 1987, and filed for record in Book 7417, Page 844, Register's Office for said County, with an unpaid principal amount of approximately $ 72,191.97, which the grantees herein hereby assume and agree to pay. The escrow account if any is hereby transferred to the grantees.

47356

INDEXED

JUL 7 9 31 AM '89

ALLEN Z. WILSON REGISTER DAVIDSON COUNTY, TENN.

2896 07/07 0101 03CHECK 266.71

This is improved (X) unimproved ( ) property, known as 1039 Pleasant View Drive, Nashville, TN 37214
(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 heir 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 covey 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 5th day of July 89

Catherine Jean Hester Wainscott Allan Wainscott

Catherine Jean Hester Wainscott Allan Wainscott

BOOK 7883 PAGE 209

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Allan Wainscott and wife, Catherine Jean Hester Wainscott

the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 5th day of July, 19[illegible]

Commission expires 9/9/89

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon (his oath / their several oaths) acknowledged (himself / 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

Allan Wainscott
Catherine Jean Hester Wainscott

TO

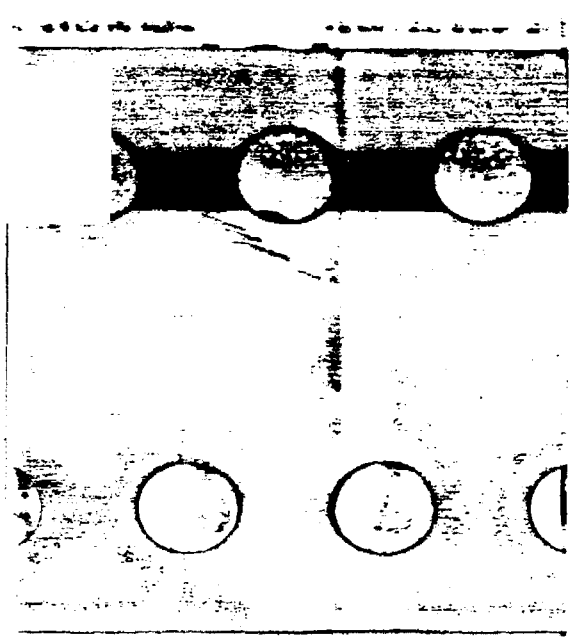
Frederick A. Powers

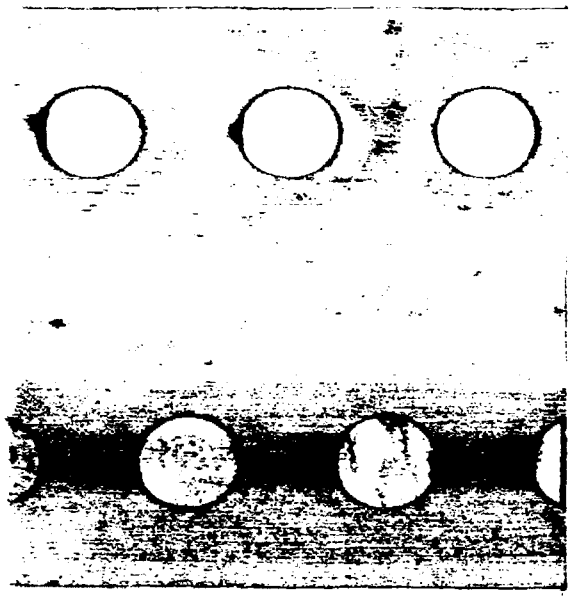
RETURN TO:

METROPOLITAN ESCROW, INC.
25 Century Blvd., Suite 202
Nashville, TN 37214

RICHARD A. NORTHCUTT
ATTORNEY-AT-LAW

25 Century Blvd., Suite 202
Nashville, TN 37214





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

RECEIVED OF _____

FOR _____

BOOK 7883 PAGE 210

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	78691.97
			CON TX	259.71
			PRFEE	1.00
			WDEED	6.00
			TOTAL	266.71
			CHECK	266.71

07/07/89 01 09:34 0001 2896

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

47356

IDENTIFICATION REFERENCE

Jul 7 9 31 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 226608