BOOK 7933 PAGE 791

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 73,050.00

Charles R. Black
Affiant

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

Patricia Nichols
Notary Public

MY COMMISSION EXPIRES: 9/9/89

(AFFIX SEAL)

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
Charles R. Black	Statesman Mortgage Company	75-12-0-A
(NAME)	(NAME)	
305 Scotts Creek Place	405 Sixth Avenue	40CO
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Hermitage, TN 37076	Des Moines, IA 50306	04D92130
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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, Larry Powell and wife, Carol Powell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles R. Black and wife, Theresa W. Black

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. 40 on the Plan of Revised Cedar Creek, Phase 1, of record in Plat Book 6900, page 848, Register's Office for Davidson County, to which plat reference is hereby made for a more complete description.

Being part of the same property conveyed to Larry Powell by deed from Donnie Tucker, of record in Book 7760, page 759, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 7213, Page 973, Register's Office for said County.

Power of attorney of record in Book 6114, Page 481, Register's Office for said County.

6456.7

IDENTIFICATION REFERENCE

SEP 8 10 06 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

2849 09/08 0101 03CHECK 247.90

This is unimproved ( ) / improved (XX) property, known as 305 Scotts Creek Place, Hermitage, TN 37076
(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 September, 1989

Carol Powell by Larry Powell Attorney-In-Fact
Carol Powell

Larry Powell
Larry Powell

BOOK 7933 PAGE 792

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 Larry Powell, 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 purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 5th day of September, 1989.

Commission expires 9/9/89

Patricia Nichols
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 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

Larry Powell
Carol Powell

TO

Charles R. Black
Theresa W. Black

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

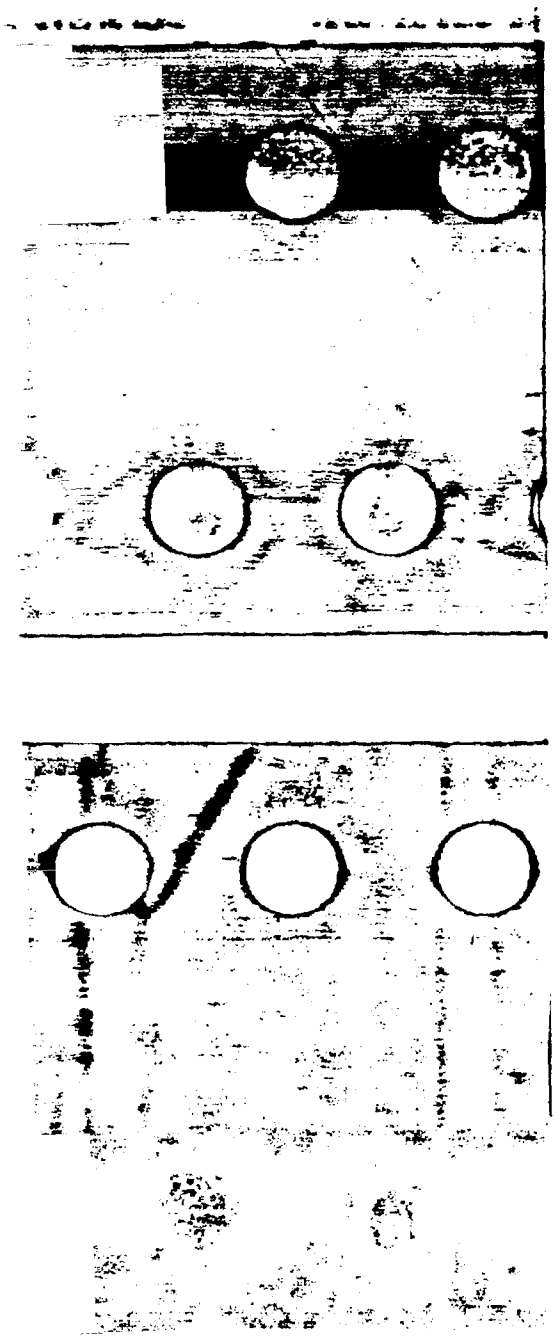
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Larry Powell, 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 on behalf of Carol Powell as her attorney in Fact as the free act and and deed of the within named Carol Powell.

Witness my hand and offical seal at Nashville, Tennessee the 5th day of September 1989.

My Commission Expires: 9/9/89

Patricia Nichols
Notary Public



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7933 PAGE 793

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 73050.00
CON TX 240.90
PRFEE 1.00
WDEED 6.00
TOTAL 247.90
CHECK 247.90

09/08/89 01 10:06 0001 2849

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6456.7.

IDENTIFI REFERENCE

SEP 8 10 06 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 246865