Realty 48

BOOK 7951 PAGE 245

FORM No. WD-1

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THE TRANSFER IS $ 62,900.00

Katherine Chrisman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF September 19 89

Elizabeth Johnson
Notary Public

MY COMMISSION EXPIRES: January 11, 1992

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY: TAYLOR, SCHLATER, LASSITER, TIDWELL & TRENTHAM, ATTYS.
P.O. BOX 1369, BRENTWOOD, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | MORTGAGEE: & TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Katherine Chrisman (NAME) | Investors Federal Savings Bank (NAME) | |
| 804 Willow Trace Court (STREET ADDRESS OR ROUTE NUMBER) | 109 Walton Ferry Road (STREET ADDRESS) | 49-16A- |
| Nashville, TN 37207 (CITY) (STATE) (P.O. ZIP) | Hendersonville, TN 37075 (CITY) (STATE) (ZIP) | 11.00CO |

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.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Katherine Chrisman

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. 11 on the Plan of First Revision of Willow Trace Subdivision, Phase One, of record in Book 6900, Page 890, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William E. Powell, Sr. by quitclaim deed from P&C Building and Development Corporation, a Tennessee Corporation of record in Book 7874, Page 276, Register's Office for Davidson County, Tennessee.

Subject to restrictions of record in Book 7777, page 162, amended in Book 7777, page 180, and Book 7843, page 791; sewer easements of record in Book 7593, page 519 and Book 7593, page 560; Charter of Willow Trace Homeowners Association of record in Book 7762, page 74; all matters shown on the Plan of record.

INCLUDED IN THIS CONVEYANCE IS AN EASEMENT across a portion of Lot 10 for the encroachment onto Lot 10 of the residence on Lot 11, which easement is .5' in width, running parallel to and along the easterly side line of Lot 10 a distance of approximately 70' from the southeasterly front corner of Lot 10.

SUBJECT TO THE RESERVATION BY THE SELLER OF AN EASEMENT for the encroachment onto Lot 11 of the existing residence on Lot 12, which easement is .5' in width, running parallel to and along the easterly side line of Lot 11 a distance of approximately 65' from the southeasterly corner of Lot 11.

unimproved ( ) This is improved ( XX ) property, known as 804 Willow Trace Court, 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 my hand this 29th day of September, 19 89

William E. Powell

William E. Powell, Sr.

STATE OF TENNESSEE
COUNTY OF Williamson

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Personally appeared before me, Elizabeth J. Smith, a Notary Public in and for said County and State, William E. Powell, Sr.

with whom I am personally acquainted, and who acknowledged that we executed the within instrument for the purpose therein contained, and who further acknowledged that the _____ of the maker or a constituent of the maker and _____ 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 29th day of September, 1989.

Elizabeth J. Smith
Notary Public Elizabeth J. Smith

My commission expires: January 11, 1992

7094

IDENTIFICATION REFERENCE

Oct 2 11 53 AM '89

DAVIDSON COUNTY, TN

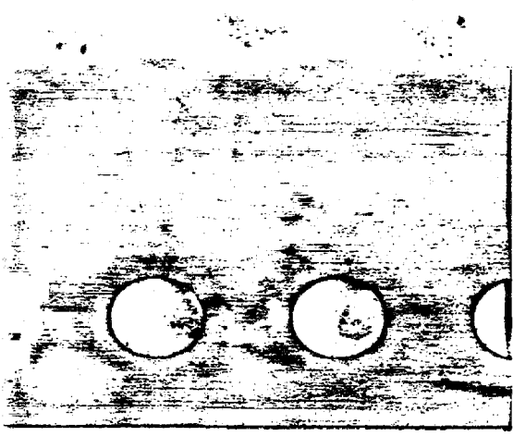
DEED

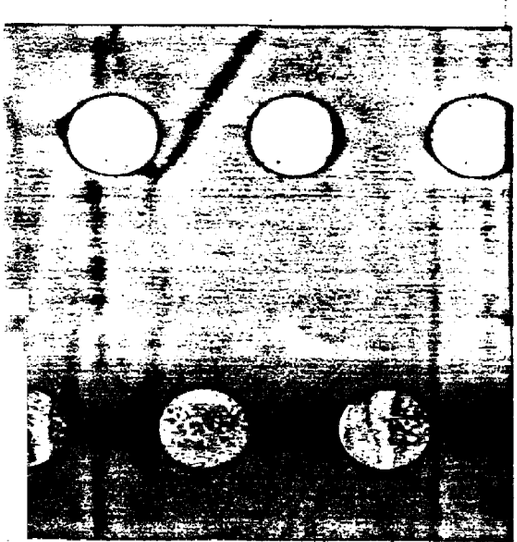
FROM
William E. Powell, Sr.

TO
Katherine Chrisman

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

1786 10/02 0101 03CHECK 214.57





**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 62900.00
CON TX 207.57
PRFEE 1.00
WDEED 6.00
TOTAL 214.57
CHECK 214.57

10/02/89 01 11:55 0001 1786
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

70644

IDENTIFICATION REFERENCE

OCT 2 11 53 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**No.** 254005