BOOK 7981 PAGE 412 Mail 48

FORM No. WD-1

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THE TRANSFER IS $ 33,500.00

Michelle E. Powell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF November 19 89

Notary Public

MY COMMISSION EXPIRES: January 11, 1992

(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	MORTGAGEE:	MAP-PARCEL NUMBERS
Andrew L. Powell (NAME)	First American National Bank (NAME)	
4900 Kentucky Avenue (STREET ADDRESS OR ROUTE NUMBER)	First American Center (STREET ADDRESS)	91-7 175
Nashville, TN 37209 (CITY) (STATE) (P.O. ZIP)	Nashville, TN 37237 (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, John A. Mogan, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Andrew L. Powell and wife, Michelle E. 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 Lots Nos. 801, 803 and the easterly 10' of Lot No. 805 of Block No. 141, Plan No. 1 West Nashville, of record in Book 57, Pages 74 and 75, Register's Office for said County.

Said Lots Nos. 801, 803 and part of Lot No 805 front together 70 feet on the northerly side of Kentucky Avenue and run back between parallel lines, with the westerly margin of 49th Avenue North, formerly 8th Street, 150 feet to an alley.

Being the same property conveyed to John A. Mogan, individually, by deed from James L. Barnes, Jr., individually, of record in Book 6893, Page 961, Register's Office for Davidson County, Tennessee.

8 11 0 5 0

IDENTIF. TREFERENCE

Nov 10 11 22 AM '89

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

3240 11/10 0101 03CHECK 117.55

unimproved ( ) This is improved (XX) property, known as 4900 Kentucky Avenue, Nashville, TN 37209
(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 7th day of November, 19 89

John A. Mogan

John A. Mogan

RECORDER'S MEMO

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STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, Elizabeth J. Smith, a Notary Public in and for said County and State, John A. Mogan, with whom I am personally acquainted, and who acknowledged that he 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 7th day of November, 1989

Elizabeth J. Smith
Notary Public

My commission expires: January 11, 1992

DEED

FROM
John A. Mogan

TO
Andrew L. Powell and wife,
Michelle E. Powell

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



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	33500.00
CON TX	110.55
PRFEE	1.00
WDEED	6.00
TOTAL	117.55
CHECK	117.55

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 11-22 0001 3240

8110 50

IDENTIF. TREFERENCE

Nov 10 11 22 AM '89

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 266038