Box 16

This Instrument Prepared By:
BAKER, WORTHINGTON, CROSSLEY,
STANSBERRY & WOOLF
1700 Nashville City Center
511 Union Street
Post Office Box 2866
Nashville, Tennessee 37219
(615) 726-5600

WARRANTY DEED BOOK 8011 PAGE 140

Address New Owner(s) As Follows:	Send Tax Bills To:	Map & Parcel Nos.:
William E. Powell, Sr.	Same	49-16-A-18.00 CO
600 Murfreesboro Road		49-16-A-23.00 CO
Nashville, Tennessee 37210-0661		

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, P & C BUILDING AND DEVELOPMENT CORPORATION, a Tennessee corporation ("Grantor"), have bargained and sold and do hereby transfer and convey unto WILLIAM E. POWELL, SR., ("Grantee"), his heirs and assigns, a certain tract of land located in Davidson County, Tennessee and described as follows (the "Property"):

> Land in Davidson County, Tennessee, being Lots 18 and 23 of Willow Trace Subdivision, Phase One, as shown on the plan of record in Plat Book 6900, page 890, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said property.
>
> Being part of the same property conveyed to P & C Building and Development Corporation, a Tennessee corporation, by quitclaim deed from Michael J. Bates, Trustee, of record in Book 7788, page 472, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 718 Willow Trace (Lot 18) and 722 Willow Trace (Lot 23), Nashville, Tennessee.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, his heirs and assigns, forever.

AND Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple; that it has good right to sell and convey the same; and that the same is unencumbered, except for those items set forth on **Exhibit A**, attached hereto and made a part hereof.

AND Grantor does further covenant and bind itself, its successor and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 22nd day of December, 1989.

P & C BUILDING AND DEVELOPMENT CORPORATION, a Tennessee corporation

By: _____
David A. Clark, President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $28,000.00.

_____
AFFIANT

Subscribed and sworn to before me, this 22nd day of December, 1989.

_____
NOTARY PUBLIC

KENNETH P. EZELL, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:

_____

MY COMMISSION EXPIRES JULY 13, 1991

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Kenneth P. Ezell, Jr., a Notary Public in and for said County and State, David A. Clark, 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 President of P & C Building and Development, the maker, and is authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 22nd day of December, 1989.

_____
NOTARY PUBLIC

KENNETH P. EZELL, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:

_____

MY COMMISSION EXPIRES JULY 13, 1991

EXHIBIT A

Liens and Encumbrances

1. Real Property Taxes for the year 1989 have been paid. Real Property Taxes for subsequent years are a lien, but are not yet due and payable.

2. Declaration of Covenants, Conditions and Restrictions of Willow Trace Subdivision of record in Book 7777, page 162, as amended in Book 7777, page 180, and in Book 7843, page 791, Register's Office for Davidson County, Tennessee.

3. Bylaws of Willowtrace Homeowners' Association of record in Book 7777, page 171, said Register's Office.

4. Easements granted to the Metropolitan Government of Nashville and Davidson County Department of Water and Sewerage Services of record in Book 7593, page 519, and in Book 7593, page 560, said Register's Office.

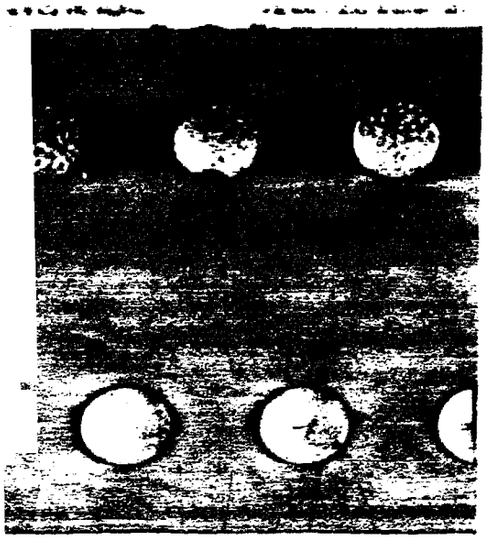
5. Matters shown on the plan of record in Plat Book 6900, page 890, said Register's Office.

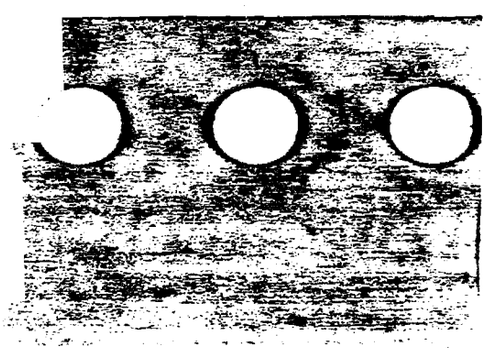
9 1 4 8 4

IDENTIFT REFERENCE

DEC 22 3 53 PM '89

DAVIDSON COUNTY, TN





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

RECEIVED OF _____

FOR _____

BOOK 8011 PAGE 143

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

[illegible]	28000.00
[illegible]	[illegible]
PRFEE	[illegible]
[illegible]	[illegible]
TOTAL	102.40
CHECK	102.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9148.4

IDENTIFICATION REFERENCE

DEC 22 3 53 PM '88

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 278504