Realty 48

BOOK 8055 PAGE 311

FORM No. WD-1

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THE TRANSFER IS $ 65,900.00

x Julius Hughes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF February 19 90

Elizabeth Powell
Notary Public

MY COMMISSION EXPIRES: January 11, 1992

(AFFIX SEAL)

NOTARY PUBLIC

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
Julius Hughes	Investors Federal Savings Bank	
(NAME)	(NAME)	
728 Willow Trace Drive	109 Walton Ferry Road	49-16A;20CO
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Whites Creek, TN 37189	Hendersonville, TN 37075	
(CITY) (STATE) (P.O. ZIP)	(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, William E. Powell, Sr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Julius Hughes and wife, Bobbie J. Hughes

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. 20 on the Plan of Willow Trace Subdivision, Phase One, of record in Book 7900, Page 14, as amended in Book 8020, Page 967, and further amended in Book 8046, Page 641, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to William E. Powell, Sr. by deed from P & C Building and Development 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; deeds of conveyance for sewers 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.

8434 03/01 0101 03CHECK 224.47

This is improved (XX) unimproved ( ) property, known as 728 Willow Trace Drive, Whites Creek, TN 37189
(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 27th day of February, 19 90

William E. Powell, Sr.

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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, William E. Powell Sr. Michael T Baker 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 he is the ~~attorney in fact for William E. Powell Sr~~ William E Powell Sr ~~of the maker or a constituent of the maker~~ and he is authorized by ~~the maker or by its constituents, the constituent being authorized by the maker,~~ to execute this instrument on ~~behalf of the maker~~ his behalf.

Witness my hand at office in Brentwood, Tennessee, this 27th day of February, 1990

Elizabeth J. Smith
Notary Public Elizabeth J. Smith

My commission expires January 11, 1992

DEED

FROM
William E. Powell, Sr.

TO
Julius J. Hughes and wife,
Bobbie J. Hughes

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

07363

IDENTIF. REFERENCE

Mar 1 1 29 PM '90

DAVIDSON COUNTY, TN.

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 TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 65900.00
CON TX 217.47
PRFEE 1.00
MDEED 6.00
TOTAL 224.47
CHECK 224.47

03/01/90 01 13:29 0001 8434

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07363

IDENTIF. REFERENCE

MAR 1 1 29 PM '90

DAVIDSON COUNTY TN.

No. 296951