FORM No. WD-1

STATE OF TENNESSEE
COUNTY OF Williamson

Commission for this parcel was included in the consideration declared in deed in Book 6873, page 554. Tax has been paid.

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THE TRANSFER IS $ -0-

Cynthia F Shumate Prince
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF March 1990

Notary Public

MY COMMISSION EXPIRES: 1/11/92

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE

THIS INSTRUMENT PREPARED BY: TAYLOR, SCHLATER, LASSITER, TIDWELL & TRENTHAM ATTYS.

SEND TAX BILLS TO: P.O. BOX 1369, BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	MORTGAGEE:	MAP-PARCEL NUMBERS
Cynthia F. Shumate Prince (NAME)	NONE (NAME)	
222 Garwood Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	119-2 53
Nashville, TN 37210 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

THIS INSTRUMENT ENTERED into this 14th day of March, 1990, by and between David A. Powell and wife, Terry Lee Powell, hereinafter referred to as Grantors, and Katherine M. Shumate and Cynthia F. Shumate, now Prince, hereinafter referred to as Grantees, as follows:

WHEREAS, Grantors conveyed to P. O. Shumate (now deceased), Katherine M. Shumate and Cynthia F. Shumate, each as to a 1/3 interest as joint tenants with right of survivorship, part of Lot 3 on the Plan of Cunningham Heights, of record in Book 2331, page 76, Register's Office for Davidson County, TN, by deed which is recorded in Book 6873, page 549, said Register's Office; and

WHEREAS, Grantors are the owners of part of Lot 40 on the plan of Mertie Milwee, of record in Book 2331, page 117, said Register's Office, which property they received by deed of record in Book 6023, page 558, said Register's Office; and

WHEREAS, it was the intent of the parties that the Grantors convey to the Grantees all of the portions of Lot 3, Cunningham Heights, and Lot 40, Mertie Milwee, which the Grantors owned through deeds from H. W. Hardcastle of record in Book 6015, page 610, and Book 6023, page 558, said Register's Office;

NOW, THEREFORE, for and in consideration of the original agreement of the parties and in order to carry out their mutual understanding and intent in connection therewith, David A. Powell and wife, Terry Lee Powell, Grantors, by these presents, do hereby bargain, sell and convey to the Grantees, Katherine M. Shumate and Cynthia F. Shumate Prince, as joint tenants with the right of survivorship, their heirs and assigns, the following described parcel of land in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot 40 on the Plan of Mertie Milwee, of record in Book 2331, page 117, Register's Office for said County.

INCLUDED IN THE ABOVE DESCRIBED PROPERTY BY EXPRESSLY EXCLUDED THEREFROM are the portions of property conveyed to the State of Tennessee by deeds of record in Book 4310, page 384, and Book 5923, page 649, said Register's Office.

Being the same property conveyed to David A. Powell and wife, Terry Lee Powell, by deed from H. W. Hardcastle, unmarried, of record in Book 6015, page 610, and in Book 6023, page 558, Register's Office for Davidson County, Tennessee.

It is expressly understood and agreed that as set forth in said deed of record in Book 6015, page 610, said Register's Office, certain property was conveyed to the State of Tennessee in connection with condemnation proceedings for the right of way for I-440, which property is more specifically described in Book 5923, page 649, said Register's Office. The dimensions set forth in said deed to the State of Tennessee are set forth in such a fashion that the parties are unable to ascertain what portion, if any, of the above described tract was conveyed to the the State of Tennessee. It is expressly understood and agreed that, while this is a general warranty deed in favor of Grantees, Grantors do not warrant or agree to defend the title against such claims arising by reason of the inclusion of any of said property in the deed to the State of Tennessee as above set forth.

TO HAVE AND TO HOLD said parcel of land with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever, and Grantors do covenant with the said Grantees that they are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered except as set forth. Grantors do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said land to the Grantees, their heirs and assigns, against the lawful claims of all parties whomsoever, except as above set forth.

12040

IDENTIF. REFERENCE
MAR 20 8 54 AM '90
DAVIDSON COUNTY TN.

David A. Powell
David A. Powell

Terri L. Powell
Terry Lee Powell
(one and the same person as Terry Lee Powell)

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 David A. Powell, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at Nashville, Tennessee, this 14 day of March, 1990.

Faye M. Shumate
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My commission expires: May 20, 1992

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 Terry Lee Powell, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at Nashville, Tennessee, this 14 day of March, 1990.

Faye M. Shumate
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My commission expires: May 20, 1992

6.00