STATE OF TENNESSEE, COUNTY OF Davidson — BOOK 8080 PAGE 520

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 68,000.00

Marie Branham
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF March 19 90

Notary Public

MY COMMISSION EXPIRES 5-8-93

(AFFIX SEAL)

FILE BOOK 45

THIS INSTRUMENT WAS PREPARED BY

RICHARD A. NORTHCUTT - 25 CENTURY BLVD., SUITE 202 - NASHVILLE, TN 37214

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Timothy W. Henderson (NAME)	National Mortgage Company (NAME)	72-4-335
1920 Riverwood Drive (STREET ADDRESS OR ROUTE NUMBER)	4041 Knight Arnold Road (STREET ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (P O ZIP)	Memphis, TN 38118 (CITY) (STATE) (ZIP)	

FOR AND 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, Charles C. Powell and wife, Yaulanda D. Powell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Timothy W. Henderson and wife, Elizabeth G. Henderson

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

BEING Lot No. 7 on the Map of Happy Valley, Section A, not of record, described according to a survey made by Z.J. Wilkinson, Surveyor, dated April 19, 1941, and further described according to a survey made by John B. Kohl, III, Registered Land Surveyor, dated April 19, 1974, Job. No. W2-4448-P as follows:

Beginning on the southerly margin of Riverwood Drive (formerly Williams Ferry Road) at a point 475 feet east of the easterly margin of Cooper Lane, said point being the corner of Lots Nos. 6 and 7; thence with the line between said two lots, southwardly 168.5 feet; thence eastwardly 75 feet to the corner of Lots Nos. 7 and 8; thence with the line between said two lots, northwardly 165.5 feet to the southerly margin of Riverwood Drive; thence with said drive westwardly 75 feet to the beginning.

BEING the same property conveyed to Charles C. Powell and wife, Yaulanda D. Powell by deed from Marc J. Clark, of record in Book 7807, Page 1, Register's Office for said County.

16121

IDENTIFICATION — Apr 4 10 57 AM '90 — DAVIDSON COUNTY TN.

7903 04/04 0101 03CHECK 231.40

RECORDER'S MEMO
Legibility of Writing, Typing or Printing Unsatisfactory in this Document When Received.

This is unimproved ( ) improved (XX) property, known as 1920 Riverwood Drive, Nashville, TN 37216
(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 heir 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 our hand a this 26th day of March 19 90

Yaulanda D. Powell

Charles C. Powell

BOOK 8080 PAGE 521

STATE OF VIRGINIA
COUNTY OF ARLINGTON

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named Yaulanda D. Powell and Charles C. Powell

the bargainor S, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at , Virginia, this 26th day of March, 19 90

Commission expires May 7, 1991

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, a Notary Public within and for the State and County aforesaid, personally appeared and with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon (his oath/their several oaths) acknowledged (himself/themselves) to be the and respectively of the within named bargainor, and corporation, and that (he) as such (they) and being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said as such, and attesting the same by the said as such.

Witness my hand and official seal at office at on this the day of 19

My commission expires

Notary Public

WARRANTY DEED

FROM

Charles C. Powell
Yaulanda D. Powell

TO

Timothy W. Henderson
Elizabeth G. Henderson

RETURN TO:

METROPOLITAN ESCROW, INC.
25 Century Blvd., Suite 202
Nashville, TN 37214

RICHARD A. NORTHCUTT
ATTORNEY-AT-LAW
25 Century Blvd., Suite 202
Nashville, TN 37214

RECORDER'S MEMO
Legibility of Writing, Typing or Printing on this Document Unsatisfactory when received.

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

RECEIVED OF _____

FOR _____

BOOK 8080 PAGE 522

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 68000.00
CON TX 224.40
PRFEE 1.00
WDEED 6.00
TOTAL 231.40
CHECK 231.40

04/04/90 01 10:56 0001 7903

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

16121

IDENTIF. REFERENCE

APR 4 10 57 AM '90

DAVIDSON COUNTY TN.

No. 307058