(1)

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 173,057.46

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF August, 19 90

Notary Public

MY COMMISSION EXPIRES: 1-11-93

(AFFIX SEAL)

BOOK 8182 PAGE 887

THIS INSTRUMENT WAS PREPARED BY
Settles, Combos, et al, P. O. Box 56, First American Center, Nashville, TN 37238-0056

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS: Jill C. Powell, a single person	SEND TAX BILL TO: First American National Bank	MAP-PARCEL NUMBERS Map 131-6C
(NAME) 78 Ravenwood Hills Circle	(NAME) 4894 Poplar Avenue, Third Floor	Parcel 65
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37215	(STREET ADDRESS) Memphis, TN 38117	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. 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, James A. Ford and wife, Zoraida V. Ford

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jill C. Powell, a single person

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. 104 as shown on the Plat of Burton Hills Village of Ravenwood - Tract 20, of record in Book 6900, page 222, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to James A. Ford and wife, Zoraida V. Ford by deed from Burton Hills Properties, a Kentucky general partnership of record in Book 7973, page 614, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as set out in Exhibit A attached hereto and incorporated herein by reference.

52563

IDENTIFICATION REFERENCE

AUG 27 2 19 PM '90

FELIX Z WILSON REGISTER DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as 78 Ravenwood Hills Circle (House Number) (Street) Nashville (P. O. Address) (City or Town) 37215 (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 our hand s this 24th day of August, 19 90

James A. Ford

Zoraida V. Ford

STATE OF TENNESSEE
County of Davidson

BOOK 8182 PAGE 888

Personally appeared before me, James A. Ford and wife, Zoraida V. Ford

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

Witness my hand, at office, this 24th day of August, 1990.

Commission expires 1-11-92

Carla K. Jarrell
Notary Public

STATE OF TENNESSEE
County of _____

Personally appeared before me, _____

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 _____ of the maker or a constituent of the maker and is 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, this _____ day of _____, 19____.

Commission expires _____

Notary Public

WARRANTY DEED

FROM

James A. Ford and wife, Zoraida V. Ford

TO

Jill C. Powell, a single person

Prepared by:
Settles, Combos, et al
315 Deaderick, Suite 1465
Nashville, TN 37238-1465

Taxes for the year 1990, a lien but not yet due and payable.

Restrictive covenants contained in an instrument of record in Book 6326, page 588; Book 6517, page 522 and amended in Book 6691, page 593; Book 6778, page 532; Book 6778, page 536; Book 6911, page 120; Book 7046, page 520; Book 7076, page 691; Book 7146, page 188; and Book 7071, page 460, as amended, Register's Office for said County.

Subject to all matters as shown on the Plan of Record in Book 6250, page 978, Register's Office for said County.

Subject to all matters as shown on the Plan of Record in Book 6900, page 55 and page 222, Register's Office for said County.

An easement for sanitary sewers and/or storm drainage conveyed by deed from David Lipscomb College Foundation to Metropolitan Government of Nashville and Davidson County dated February 27, 1964, of record in Book 3702, page 250, said Register's Office.

Subject to the Charter of Burton Hills Homeowners Association, Inc. dated March 5, 1985, of record in Book 6517, page 505, as amended in Book 6921, page 216, said Register's Office.

Subject to the Charter of Burton Hills Recreational Association, Inc., dated March 5, 1985, of record in Book 6517, page 511, as amended in Book 6921, page 214, said Register's Office.

Subject to the Charter of Burton Hills Village of Ravenwood Association, Inc., dated April 1, 1987, of record in Book 7189, page 67, said Register's Office.

Subject to the Agreement by and between Burton Hills Properties, a general partnership, and the Nashville and Davidson County Metropolitan Planning Commission dated December 14, 1984, of record in Book 6470, page 383, said Register's Office.

Subject to the Agreement by and between Burton Hills Properties, a general partnership, and the Nashville and Davidson County Metropolitan Planning Commission dated August 12, 1985, of record in Book 6655, page 47, said Register's Office.

Subject to the Agreement by and between Burton Hills Properties, a general partnership, and the Nashville and Davidson County Metropolitan Planning Commission dated February 24, 1987, of record in Book 7147, page 411, said Register's Office.

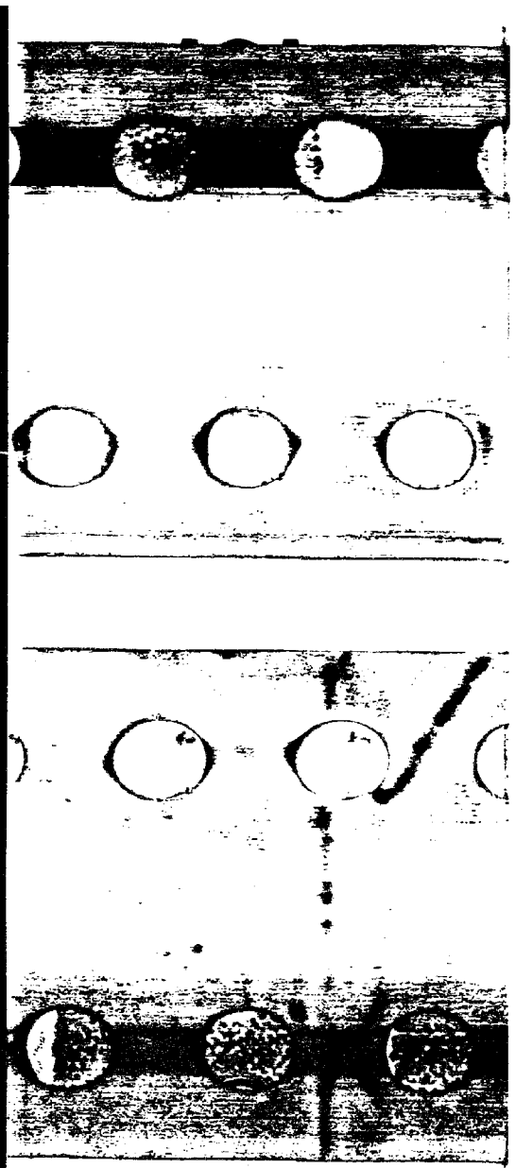
Subject to the Agreement by and between Burton Hills Properties, a general partnership, and the Nashville and Davidson County Metropolitan Planning Commission dated February 24, 1987, of record in Book 7147, page 416, said Register's Office.

Subject to the maximum Square Footage Allocations instrument of record in Book 7147, page 421, said Register's Office.

Notice of Completion filed for record August 8, 1990 in Book 8170, page 980, Register's Office for Davidson County, Tennessee.

Any lien for homeowner's association dues, if any.

3674 08/27 0101 03CHECK 581.23



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8182 PAGE 890

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 173057.46
				CON TX 571.23
				PRFEE 1.00
				WDEED 9.00
				TOTAL 581.23
				CHECK 581.23
08/27/90	01			14:24 0001 3674

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

52563

IDENTIFICATION REFERENCE

AUG 27 2 19 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 350063