Bk 116

THIS INSTRUMENT PREPARED BY:
BAKER, WORTHINGTON, CROSSLEY, STANSBERRY & WOOLF
313 East Main, Suite One
Hendersonville, Tennessee 37075

BOOK 8243 PAGE 281

ADDRESS NEW OWNER:
Porter Neal & Harvey R. Powers
1427 Sumner Ave.
Nashville, TN 37206

SEND TAX BILLS TO:
Same

MAP-PARCEL NO.
72-4-287
Field Book 15DZ 30565

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, ELSIE C. HARPER, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto PORTER NEAL and HARVEY R. POWERS, as tenants in common, 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 the southerly 67 feet of Lot No. 25 of Block "D" on the Map of Country Club Estates, as of record in Book 843, page 95, Register's Office for said County.
>
> The said southerly 67 feet of Lot No. 25 fronts 67 feet on the easterly side of Janie Avenue and runs back between parallel lines, 175 feet to a dead line.
>
> Being the same property conveyed to Elsie C. Harper, by deed of record in Book 3220, page 625, Register's Office, Davidson County, Tennessee.

This is improved property, known as: 1423 Janie Avenue
Nashville, Tennessee

This conveyance is subject to all visible easements; matters on plan of record in Book 843, page 95, Register's Office, Davidson County, Tennessee; restrictions of record, if any; and the 1990 taxes which shall be prorated between the parties.

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 I do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my 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.

11.27.90 148.50 Cpc

WITNESS my hand on this the 21st day of November, 1990.

Elsie C. Harper
ELSIE C. HARPER

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Elsie C. Harper, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, Tennessee, this the 21st day of November, 1990.

William R Wright
NOTARY PUBLIC

(SEAL)

My commission expires: 6-23-91

STATE OF TENNESSEE

COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $43,000.00.

Patsy D Neal
AFFIANT

Subscribed and sworn to before me this the 21st day of November, 1990.

William R Wright
NOTARY PUBLIC

(SEAL)

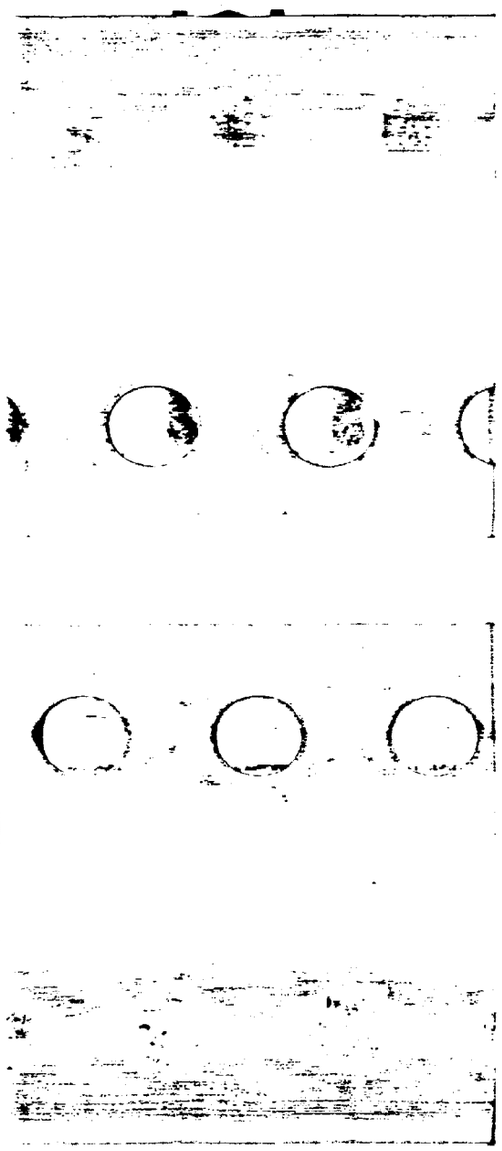
My commission expires: 6-23-91

74842

IDENTIF. TREFERENCE

Nov 26 2 46 PM '90

FELIX A. LESCHBER REGISTER
DAVIDSON COUNTY TN.



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

1.00-

RECEIVED OF _____

FOR _____

BOOK 8243 PAGE 283

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
				M RELS 1.00
				~~TOTAL 1.00~~
				~~CHECK 43000.00~~
11/26/90	01			14:50 0001 0051
				~~CSH TX 141.90~~
				~~TOTAL 141.90~~
				~~CASH 141.90~~
11/26/90	01			14:44 0001 0048

Co - 43.000.00
CO Tax - 141.90
Pro. Fee - 100
W. Deed .600

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

Total 148.90

74842

IDENTIF. TREFERENCE

Nov 26 2 46 PM '90

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				M RELS 1.00
				WDEED 6.00
				~~TOTAL 7.00~~
				~~CHECK 7.00~~
11/26/90	01			14:45 0001 0049

No. 376027

Total 148.90

VOID
M RELS 1.00-