BOOK 8280 PAGE 745

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ ~~58,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF January, 19 91

Notary Public

MY COMMISSION EXPIRES: March 11, 1991
(AFFIX SEAL)

Mail

**THIS INSTRUMENT WAS PREPARED BY**
Mark A. Ellmore, 388 Harding Place, Suite C, Nashville, Tennessee 37211

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Don L. Powell (NAME) | Sovran Mortgage Corporation (NAME) | MAP 053-12 |
| 3038 Lakeshore Drive (ADDRESS) | 1512 Willow Lawn Drive (ADDRESS) | PARCEL 169 |
| Old Hickory, Tennessee 37138 (CITY) (STATE) (ZIP) | Richmond, Virginia 23230 (CITY) (STATE) (ZIP) | LW-05140 |

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, John Paul Warren and Herbert Wayne Keathley

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Don L. Powell and wife, K. Phyllis Powell

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:

See Attached Exhibit "A"

Being part of the same property conveyed to Walter D. Warren and wife, Ethel K. Warren by deed from Raphel Rives and wife, Lottie Rives of record in Book 1503, page 387, Register's Office for Davidson County, Tennessee. Ths said Walter D. Warren and wife, Ethel K. Warren having since deceased. Property conveyed by will of Walter D. Warren to John Paul Warren and Herbert Wayne Keathley.

This conveyance is made subject to any and all existing easements and restrictions of record.

FELIX Z. WILSON III, REGISTER
DAVIDSON COUNTY TN.
JAN 24 10 41 AM '91

IDENTIF. TREFERENCE

88180

This is unimproved ( ) improved ( X ) property, known as 3038 Lakeshore Drive, Old Hickory, Tennessee 37138
(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 our hand s this 18th day of January, 19 91

John Paul Warren

Herbert Wayne Keathley

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 John Paul Warren and Herbert Wayne Keathley

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 Madison, Tennessee, this 18th day of January 19 91

Commission expires March 11, 1991

Notary Public

STATE OF TENNESSEE
COUNTY OF

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Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ 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**

John Paul Warren and Herbert Wayne Keathley

**TO**

Don L. Powell and wife, K. Phyllis Powell

**RETURN TO:**

Mark A. Ellmore
388 Harding Place, Suite C
Nashville, Tennessee 37211

PREPARED BY

WILLIS LAND SURVEYING
1017 STILL HOUSE ROAD
WHITE HOUSE, TENNESSEE 37188

PROPERTY DESCRIPTION

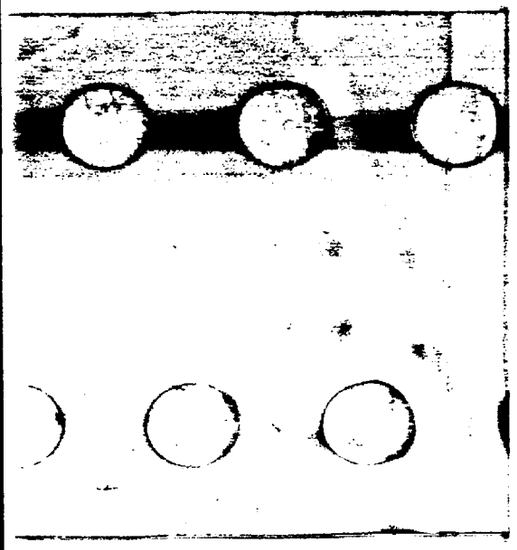
Being a 1.32-acre tract of land lying in the City of Lakewood, Davidson County, Tennessee. Said tract further described as being Lot #1 on the plan of the resubdivision of the W. D. Warren property as of record in Plat Book 6200, Page 998 of the Register's Office of Davidson County (R.O.D.C.). Property description as follows:

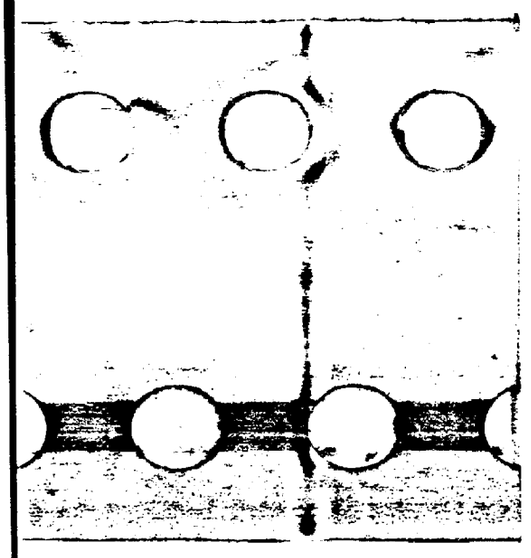
Beginning at an existing iron pin lying in the South margin of Lakeshore Drive, said point further described as being the Northeast corner of herein described tract and the Northwest corner of the J. B. Gammon property as of record in Deed Book 5653, Page 510, R.O.D.C.; thence leaving said point of beginning and running with the line of Gammon South 28 degrees, 57 minutes, 47 seconds West a distance of 496.80 feet to a set iron pin by a corner post in the line of Elden T. Green as of record in Deed Books 7061 and 4779, Pages 367 and 64, R.O.D.C.; thence running with the line of Green North 46 degrees, 59 minutes, 37 seconds West a distance of 128.78 feet to a set iron pin; thence leaving Green's line and running with the common line of Lots #1 and #2 on said resubdivision plan North 28 degrees, 43 minutes, 27 seconds East a distance of 424.06 feet to a set iron pin in the South margin of Lakeshore Drive; thence running with the margin of Lakeshore Drive and a curve to the left having a central angle of 13 degrees, 01 minutes, 08 seconds, a radius of 588.00 feet, a tangent of 67.09 feet, a chord of 133.32 feet on a bearing of South 79 degrees, 10 minutes, 21 seconds East, a total distance along the arc of 133.61 feet to the point of beginning and containing 1.32 acres.

7913 01/24 0101 03CHECK 201.40




134-632





**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

BOOK 8280 PAGE 748

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TAX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TAX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL |
|---|---|---|---|---|
| | | | | |

| | |
|---|---|
| CAMT | 58000.00 |
| CON TX | 191.40 |
| PRFEE | 1.00 |
| WDEED | 9.00 |
| TOTAL | 201.40 |
| CHECK | 201.40 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0139 0001 7918

88 1' 8 0

IDENTIF. TREFERENCE

JAN 24 10 41 AM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 391752