BK 8533 PG 769

WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $ 40,000.00

Affiant

Sworn to and subscribed before me this 23 day of January, 1991.

NOTARY PUBLIC

My Commission Expires: 11-26-94

This instrument prepared by:

ROBERT F. SPANN, Attorney
First American Center, 15th Floor
315 Deaderick Street, Suite 1545
Nashville, Tennessee 37238-1545
615/242-2525

JAN 23 10 55 AM '91
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

7.8.6 | 4

ADDRESS - NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Dave Gober	Same	Map 82-8
PO Box 70400		Par. 104
Nashville, Tn 37207		

PICK-UP

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, James A. Powell, hereinafter called Grantor, has bargained and sold, and by these presents does transfer and convey unto Dave Gober, hereinafter called Grantees, his heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

9149 01/23 0101 03CHECK 155.00

Being a lot or parcel of land in the 27th ward of the City of Nashville, Davidson County, Tennessee, described according to a survey made by Blanchard and Parrish, Surveyor, June 24, 1936, as follows:

Beginning on the westerly margin of McFerrin Avenue at a point 100 feet north of the northerly margin of West Eastland Avenue, formerly Cleveland Street, or Chicamauga Avenue, said point being the northeast corner of Lot No. 1 on the Map of the Subdivision of the south portion of the Richmond property, as of record in Book 974, page 19, Register's Office for said county; thence with the northerly line of lots Nos. 1 and 3, westwardly 203 feet to the easterly line of lot No. 4 on said plan; thence with said line northwardly 30 feet to the northeast corner of said lot No. 4, westwardly 2 feet; thence northwardly and parallel with the westerly margin of McFerrin Avenue 70 feet; thence eastwardly and parallel with the northerly line of Lots Nos. 1 and 3, 205 feet to the westerly line of McFerrin Avenue; thence with said Avenue southwardly 100 feet to the beginning.

Being the same property conveyed to James A Powell by Substitute Trustee's Deed from Robert F. Spann, Substitute Trustee, of record in Book 7010, page 585, Register's Office for Davidson County, Tennessee.

BK 8533 PG 763

TO HAVE AND TO HOLD the same property, with all appurtenances, estate, title, and interest thereto belonging to the Grantees, their heirs and assigns forever; and I do covenant with the said Grantees that I am lawfully seised 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, assigns 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 my hand this 23 day of Jan, 1992.

Sylvia J. Powell
James A. Powell

JAMES A POWELL, GRANTOR

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES A POWELL and wife, Sylvia Powell, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, under oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal this 23 day of Jan, 1992.

NOTARY PUBLIC

My Commission Expires: 11-26-94

OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8533 PAGE 764

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 40000.00
CON TX 148.00
PRFEE 1.00
WDEED 6.00
TOTAL 155.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CHECK 155.00

01/23/92 01 10:56 0001 9149

7.8.6 1 4

IDENTIFICATION REFERENCE

JAN 23 10 55 AM '92

DAVIDSON COUNTY TN

No. 495532