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PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (blw) (Title No: 31628)
Dav. Co. File: Box 8

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 145,000.00

John Matthew Powers
Affiant

Sworn and subscribed before me this 28th day of February, 1992.

Christy Wilkins
Notary Public

My Comm. Expires: Sept 16, 1995

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE CHRISTY WILKINS

ADDRESS NEW OWNER:
John Matthew Powers
1029 Maplehurst
Nashville, TN 37204

RESPONSIBLE FOR PAYMENT OF TAXES:
First Tennessee Bank National Association
P. O. Box 1000, Dept. 47
Memphis, TN 38148

MAP-PARCEL NUMBERS
117-16-217

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Margo Layne McDowell Porter and James J. McDowell, Jr.as the sole heirs at law of Mary Frances Lannom McDowell,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **John Matthew Powers and spouse, Patricia Owen Powers,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot Nos. 1 and 2 of Block No. 13 on the plan of college Park (Book 843, page 29, R.O.D.C.) and a portion of Clarrice Avenue (closed by Ordinance #87-1608) adjacent to and lying west of said Lot No. 1.

Said property adjoins & fronts together 124.5 feet on the southerly margin of Maplehurst Lane and extends back 153.54 feet on the easterly line and 155.37 feet on the westerly line to a dead line in the rear, measuring 124.85 feet thereon.

Being the same property conveyed to Mary Frances Lannom McDowell by Quitclaim deed from Jonathan J. Foley, Jr., Trustee, of record in Book 4731, page 466, said Register's Office.Mary Frances Lannom McDowell has since died, unmarried, and intestate. The said Margo Layne McDowell Porter and James J. McDowell, Jr., being her sole heirs-at-law. (See the unprobated Will of Mary Frances Lannom McDowell filed in the Davidson County Probate Court Clerk's Office, a certified copy of which is of record in Book 8194, page 274, said Register's Office and by Metro Ordinance No. 087-1608 of record in the Davidson County Court Clerk's Office.

Description Reference: Described according to Mortgage Loan Inspection by John B. Kohl, III, Tennessee Surveyor license no. 100, 400 7th Avenue South, Nashville, TN 37203, File/Job no. 93196, Dated February 7, 1992.

8522 IDENTIF. REFERENCE MAR 2 1 59 PM '92 FELIX Z. WILSON REGISTER DAVIDSON COUNTY TN.

2125 03/02 0101 03CHECK 543.50

This is improved property known as: 1029 Maplehurst, Nashville, TN 37204

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 28th day of February, 1992.

Margo Layne McDowell Porter

James J. McDowell, Jr.

State of Tennessee
County of Davidson

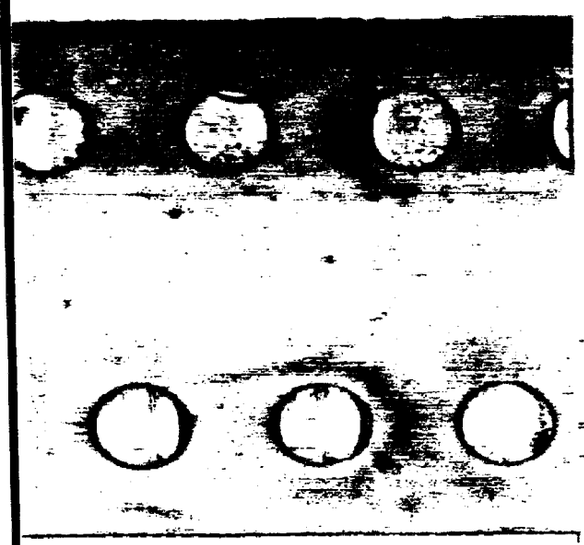
On this 28th day of February, 1992, before me the undersigned authority, personally appeared Margo Layne McDowell Porter and James J. McDowell, Jr., to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE CHRISTY WILKINS

My Commission Expires: Sept 16, 1995

Christy Wilkins
Notary Public

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



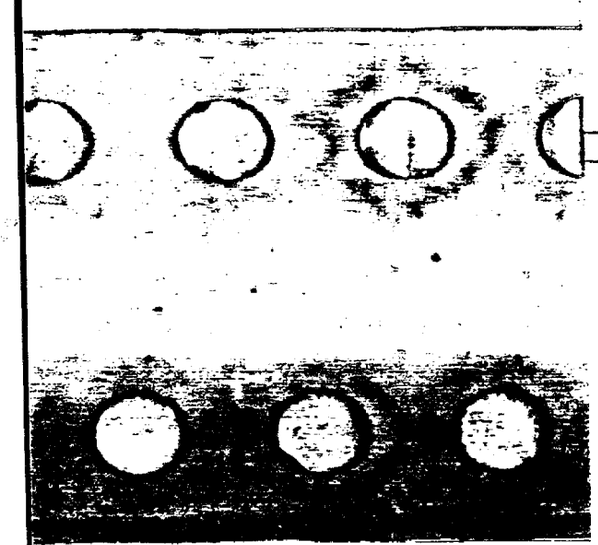
RECEIVED OF _____

FOR _____

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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 145000.00
CON TX 536.50
PRFEE 1.00
[illegible] BANK 6.00
TOTAL 543.50
CHECK 543.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

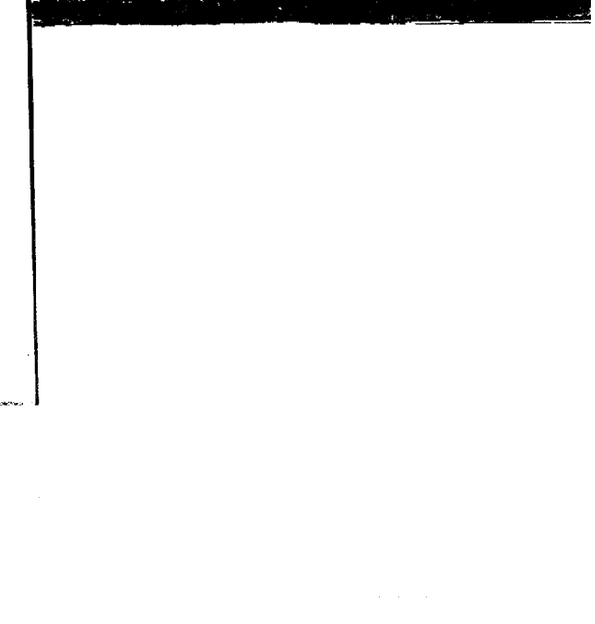
3/02/92 01 13:59 0001 2125

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

MAR 2 1 59 PM '92

IDENTIF. REFERENCE

88522



No. 506627