ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP/PARCEL NUMBERS
Mr. S.C. McDonald, Jr. (NAME)	Same (NAME)	
P.O. Box 120026 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	72-6-243
Nashville, TN 37212 (CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of ----------Ten and no/100----------
----------($10.00)---------- DOLLARS

Cash and other good and valuable consideration paid by S.C. McDonald, Jr., receipt of which is hereby acknowledged, we, James William Powers and wife, Mary Catherine Powers

have bargained and sold, and by these presents do transfer and convey unto the said S.C. McDonald, Jr.,

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot number 2 on the Plan of Kenmore Place of record in Plat Book 332, page 32, R.O.D.C., Tennessee and is more particularly described as follows:

Beginning at a R.R. Spike in the easterly margin of Gallatin Pike located 77 feet more or less north of the intersection of McGavock Pike and Gallatin Pike and marking the southwest corner of this described lot; thence, with said margin of Gallatin Pike, North 27 degrees 54 minutes 07 seconds East, 77.04 feet to an iron pin; thence, leaving said margin, South 84 degrees 41 minutes 10 seconds East, 188.63 feet to a R.R. Spike; thence, with the easterly line of this described lot; South 04 degrees 31 minutes 34 seconds West, 27.81 feet to an iron pin; thence, North 86 degrees 50 minutes 59 seconds West, 40.00 feet to an iron pin; thence South 04 degrees 31 minutes 34 seconds West, 35.05 feet to an iron pin; thence, with the southerly line of this described lot, North 86 degrees 50 minutes 59 seconds West, 179.24 feet to the point of beginning, containing 12,189 square feet more or less.

Property is subject to an easement for sanitary sewer of record in Book 4786, Page 824 and Book 7382, Page 761 Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to James William Powers by deed from Eddie V. Cooper and Virginia Cooper of record in Book 6790, Page 639, Register's Office for Davidson County, Tennessee. Mary Catherine Powers joins in this instrument for the purpose of conveying any marital interest she may have in the property.

unimproved (X)

This is improved ( ) property, known as 3102 Gallatin Road (House Number) (Street)

Nashville, TN 37216 (P.O. Address) (City or Town) (Zip Code)

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.

Whenever 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 hands this 14th day of April, 1992

James William Powers
James William Powers

Mary Catherine Powers
Mary Catherine Powers

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, D Ronald Ingram, a Notary Public in and for said County and State, the within named James William Powers and wife, Mary Catherine Powers

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 purposed therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this 14th day of April, 1992.

My commission expires 1-27-96 Notary Public D. Ronald Ingram

D. RONALD INGRAM NOTARY PUBLIC DAVIDSON COUNTY TN

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged to be the and respectively of , the within named bargainor, a corporation, and that as such and executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said as and attesting the same by the said as .

Witness my hand and seal, at office in , this day of , 19

Commission expires Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $35,000.00
This is equal to or greater than the property would bring at a fall and voluntary sale.

James William Powers

Sworn to and subscribed before me
this 14th day of April, 1992

My commission expires 1-27-96 Notary Public D. Ronald Ingram

D. RONALD INGRAM NOTARY PUBLIC DAVIDSON COUNTY TN

This instrument was prepared by:
INGRAM & LOWE ATTORNEYS, P.C., 405 Two Mile Pike, Suite A, Goodlettsville, TN 37072

Name Address

WARRANTY DEED 03445

FROM JAMES WILLIAM POWERS
MARY CATHERINE POWERS

TO

IDENTIF. REFERENCE

APR 21 1 45 PM '92

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

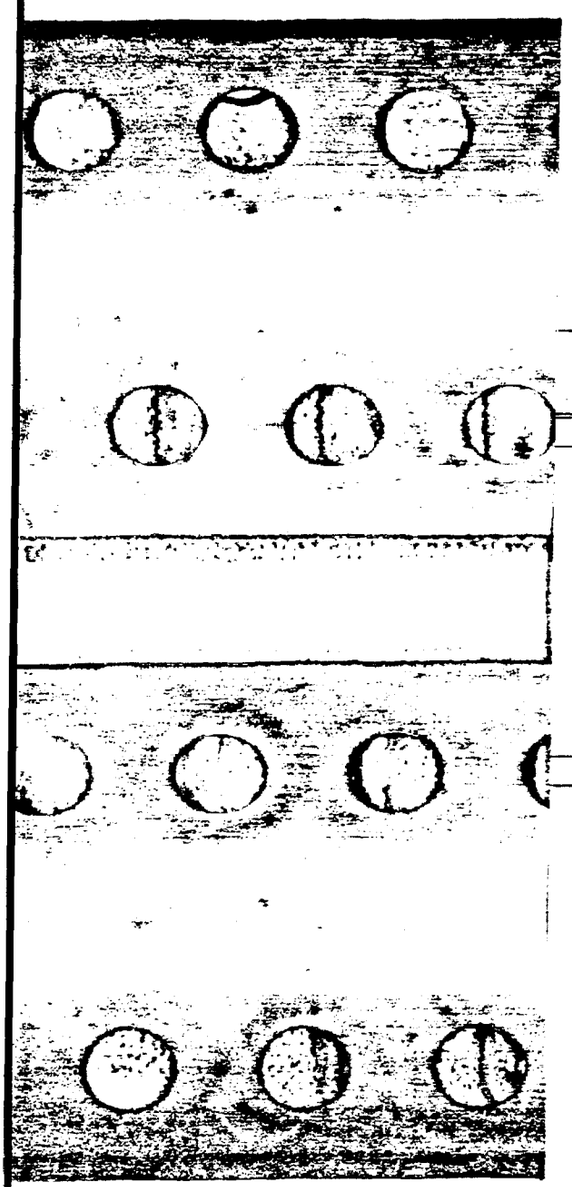
44.95

INGRAM AND LOWE
ATTORNEYS AT LAW
COLONIAL SQUARE
405 TWO MILE PIKE
GOODLETTSVILLE, TENNESSEE 37072

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 8606 PAGE 364

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

MAMT 35000.00
MOR TX 37.95
PRFEE 1.00
TDEED 6.00
TOTAL 44.95
CHECK 44.95

04/21/92 01 13:46 0001 2560

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

MAMT 35000.00-
CAMT 35000.00
VOID
MOR TX 37.95-
CON TX 37.95
VOID
TDEED 6.00-
WDEED 6.00
TOTAL 0.00
CHECK 0.00

04/21/92 01 13:46 0001 2561

Q3445

IDENTIF. REFERENCE

APR 21 1 45 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 523387