STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $ 150,000.00

Margaret A. Powers
Affiant

Sworn to and Subscribed before me on this the 28 day of June, 1993.

Notary Public
My Commission Expires: 5/28/95

This Instrument prepared by:
KING & TURNBOW
ATTORNEYS- AT- LAW
203 THIRD AVENUE SOUTH
FRANKLIN, TN 37064

PICK-UP

93 JUN 28 AM 11:

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

34902
IDENTIF. & REFERENCE

Address of New Owners	Send Tax Bills To:	Map/Parcel Number:
Steven W. + Margaret A. Powers	Same	Map 132-02-0/Parcel 17.00
4025 Crestridge Drive		
Nashville, TN. 37204		

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 considerations, the receipt of which is hereby acknowledged, DOROTHY W. SMITH, a single person, hereinafter called Grantor, has bargained and sold, and by these presents does transfer and convey unto the STEVEN W. POWERS and wife, MARGARET A. POWERS, 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:

BEING Lot No. 63 on the plan of Brookhaven Estates, as of record in Book 1835, Pages 49, 50 and 51, Register's Office for said County, described as follows:

BEGINNING on the northwesterly margin of Crestridge Drive at the corner of Lots Nos. 62 and 63, thence with the line between said two lots, northwestwardly 370.8 feet, thence North 27 degrees 19' East 85.3 feet to the corner of Lots Nos. 63 and 73; thence with the line between said two lots, eastwardly 92.3 feet to the corner of Lots Nos. 63 and 64' thence with the line between said two lots, southeastwardly 374.9 feet to the northwesterly margin of Crestridge Drive; thence with same, southwestwardly 108.58 feet to the beginning.

BEING the same property conveyed to James E. Smith (deceased) and wife, Dorothy W. Smith, by deed from Estes-Taylor Company, a corporation, as of record in Book 3532, page 339, Register's Office for Davidson County, Tennessee. The said James E. Smith having since died as evidenced by the Affidavit of Inheritance filed of record in Book 7260, page 67, said Register's Office, the property is vested in Dorothy W. Smith, the surviving tenant by entirety as a matter of law.

The said Dorothy W. Smith and Dorothy Whitely Smith are one and the same person.

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 Grantee 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, except as follows: 1) Davidson County taxes for the year 1993, which have been prorated and shall be paid by the Grantee; 2) Restrictive Covenants contained in an instrument of record in Book 1786, page 501, and Book 1969, page 609, Register's Office for said county; 3) Subject to all matters as shown on the Plan of record in Book 1835, pages 49-51, said Register's Office; 4) Subject to an easement of record in Book 1141, page 378, Register's Office for said County; 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. 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 and seal this 25th day of June, 1993.

Dorothy Whitely Smith
DOROTHY W. SMITH
h+l/s

STATE OF TENNESSEE
COUNTY OF DAVIDSON

2567 06/28 0101 03CHECK 564.00

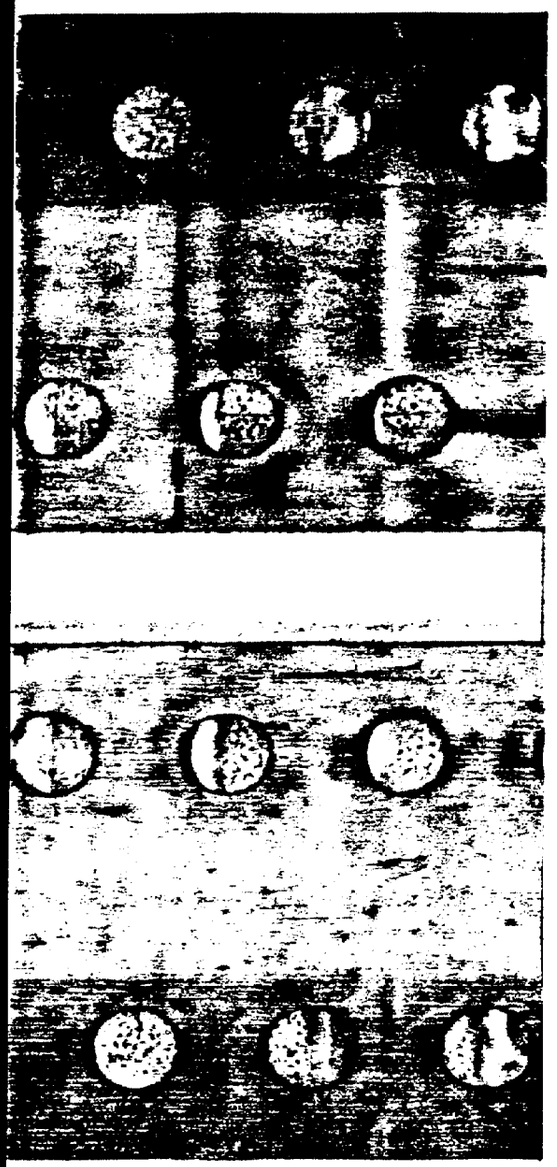
Personally appeared before me, Herman A. Ruben, A Notary Public in and for said County and State, the within named Dorothy W. Smith, the bargainer, with whom I am personally acquainted and who acknowledged that Dorothy W. Smith executed the within instrument for the purposes therein contained.

Witness my hand and seal at Nashville, Tennessee, this the 25th day of ~~April~~ June, 1993.

Herman A. Ruben
NOTARY PUBLIC

HERMAN A. RUBEN NOTARY PUBLIC AT LARGE STATE OF TENN.

My Commission Expires: May 28, 1995



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

RECEIVED OF _____

FOR _____

BOOK 8995 PAGE 48

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 150000.00
CON TX 555.00
PRFEE 1.00
WDEED 8.00
TOTAL 564.00
CHECK 564.00

06/28/93 01 11:17 0001 2567

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

34902
IDENTIF. ↑ REFERENCE

93 JUN 28 AM 11:17
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 667771