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: (ljh) (Title No: 33632)
Dav. Co. File: Box 8

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 75000.00

Affiant

Sworn and subscribed before me this 30th day of July, 1993.

Notary Public

My Comm. Expires: 7/27/96

ADDRESS NEW OWNER:

Andrew L. Powell
Michelle E. Powell
7445 River Road Pike
Nashville, TN 37209

RESPONSIBLE FOR PAYMENT OF TAXES:

First American National Bank
First American Center
Nashville, TN 37237

MAP-PARCEL NUMBERS

089-00-XXX054

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 **John F. Lewis, a single person,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Andrew L. Powell and spouse, Michelle E. Powell,** 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:**

BEING a tract or parcel of land lying in the first civil district of Davidson county, Tennessee, and being Lot No. 1 on the Plan of the "John F. Lewis" Subdivision, as of record in Plat Book 7900, page 512, R.O.D.C., Tennessee and being more particularly described as follows:

BEGINNING at an iron pin set on the southeasterly right of way of River Road and being the southwesterly corner of the herein described tract and lying adjacent to the property now or formerly conveyed to S.G. Jordan", as being described in book 1850, page 611, R.O.D.C. Tennessee; thence with the aforesaid right of way with the following two (2) calls starting with a curve to the left with a delta of 20 32' 42", a radius of 741.20 feet and an arc length of 265-78 feet; thence N 8 51' 28" E, 15.16 feet to the northwesterly corner of the herein described tract and lying in the southerly line of the remaining property of "John F. Lewis, Et Ux", as of record in book 5162, Page 104, R.O.D.C., Tennessee; thence with southerly line of the aforementioned "Lewis Property" S 78 25' 19" E, 278.93 feet to the northeasterly corner of the herein described tract and adjoining the property now or formerly conveyed to "Harvey E. Hall", as being described in Deed Book 2144, page 418, R.O.D.C. Tennessee; thence S 1 30' 00" W, 54.55 feet; thence S 38 15' 00" E, 218.00 feet to the southeasterly corner of the herein described tract, thence N 88 02' 16" W, 496.05 feet to the point of beginning and containing 2.002 acres, more or less.

BEING part of the same property conveyed to John f. Lewis and wife, Gertrude V. Lewis by deed from Rose Marie Miller, William S. Crouch, Jr. and Rene Pulley of record in book 5162, page 104, said register's Office. John F. Lewis and Gertrude V. Lewis have since been divorced by final decree of the Second Circuit Court for the State of Tennessee, Twentieth Judicial District for Davidson County of record in Book 8854, page 281, said Register's Office. Gertrude V. Lewis has since conveyed her interest in subject property to John F. Lewis by quitclaim deed of record in Book 901, page 815, said Register's Office.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

This conveyance is subject to a 20 foot ingress-egress and public utility easement along the southerly portion of said lot and to any and all matters shown on the herein referenced Plan of record in said Register's Office.

This instrument is executed on behalf of John F. Lewis by Price Lechleiter as his Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference.

This is improved property, known as: 7445 River Road Pike, Nashville, TN 37209

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 30th day of July, 1993.

John F. Lewis, by Price Lechleiter, Atty-in-Fact

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 **Price Lechleiter**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **John F. Lewis**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, on July 30, 1993.

Notary Public

My Commission Expires: 7/27/96

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

EXHIBIT "A"
To
WARRANTY DEED

FROM: John F. Lewis

TO: Andrew L. Powell & Michelle E. Powell

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

Price Lechleiter, Affiant

Sworn to and subscribed before me

on July 30, 1993.

Notary Public

My Commission Expires: 7/27/96

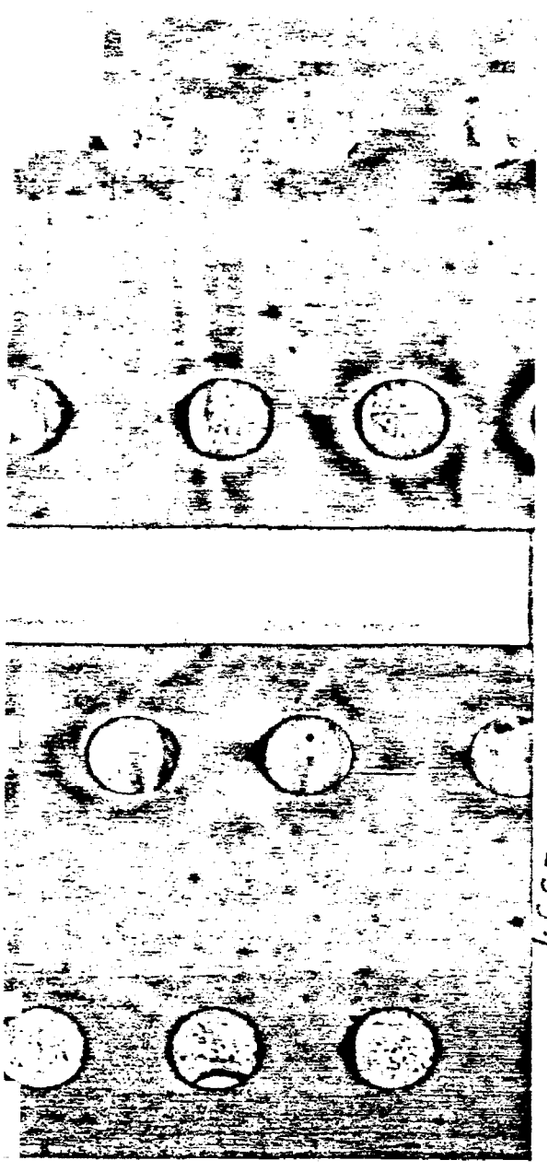
PERCY WILKINS JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

46659
IDENTIF. & REFERENCE

93 JUL 30 PM 3:27
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

0055 07/30 0101 03CHECK 286.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9031 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 75000.00
				CANCEL
[illegible]/93	01		15:27 0001	0055

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

46659
IDENTIF. & REFERENCE

93 JUL 30 PM 3:27
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

CAMT	75000.00
CON TX	277.50
PRFEE	1.00
MTEED	8.00
TOTAL	286.50
CHECK	286.50

07/30/93 01 15:27 0001 0056

No. 680388