file Box 16 (DBS)

BOOK 9057 PAGE 954

This Instrument Prepared By:
BAKER, WORTHINGTON, CROSSLEY,
STANSBERRY & WOOLF
Attorneys At Law
1700 Nashville City Center
Post Office Box 190613
Nashville, Tennessee 37219

Address of New Owner:	Send Tax Bills To:	Map and Parcel:
Albert L. Powell	SAME	41-53 10D-28280
4255 Brick Church Pike		
White Creek TN 37189		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **The Bank of Nashville, a Tennessee banking corporation** (herein referred to as "Grantor") has this day bargained and sold and, by these presents, does hereby transfer and convey unto **Albert L. Powell** (herein referred to as "Grantee"), his heirs and assigns, forever, the following described tract or parcel of land located in Davidson County, Tennessee, to-wit:

> A tract of land in the 10th Civil District of Davidson County, Tennessee being a portion of Tract No. 4 of the W.C. Talley property, the deed to which is recorded in Book 2538, page 147, R.O.D.C., Tennessee and being more particularly described as follows:
>
> Beginning at a point at the intersection of the southerly margin of Old Hickory Boulevard and the northeasterly margin of Brick Church Pike, thence; with the southerly margin of Old Hickory Boulevard, N. 68 degrees 30 minutes E a distance of 64.41 feet to a point, thence; with a 2266.33 foot radius curve to the right a distance of 670.17 feet to a point in a fence line, thence; with said fence and along the easterly boundary line of the Walter E. Gasser property and recorded in Book 1148, page 343, R.O.D.C., Tennessee, S 03 degrees 30 minutes W a distance of 286.44 feet to a point in a fence line, thence; with last said fence, S 75 degrees 17 minutes W a distance of 359.75 feet to a point on the northeasterly margin of Brick Church Pike, thence; along said margin, N 59 degrees 31 minutes W a distance of 400.39 feet to the point of beginning and containing 3.79 acres as per survey by Parrish-Ragan, Inc. dated March 7, 1974.
>
> Being part of the same property conveyed to The Bank of Nashville by Trustee's Deed from Sam J. McAllester, III, Substitute Trustee, of record in Book 8771, page 930, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said Grantee that it is lawfully seized and possessed of said property, that it has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, all visible easements, restrictions and limitations of record, and 1993 real estate taxes, which are to be prorated.

GRANTOR FURTHER COVENANTS with the said Grantee and binds itself, its successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, his heirs and assigns, against the lawful claims and demands of all persons whomsoever.

ALL warranties of Grantor herein contained are expressly limited to those persons or parties claiming by, through or under Grantor.

WITNESS this the 25 day of August, 1993.

GRANTOR:

THE BANK OF NASHVILLE

By: Mike Tubbs

Title: VICE PRESIDENT

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared MIKE TUBBS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the VICE PRESIDENT of The Bank of Nashville, the within named bargainor, a Tennessee banking corporation, and that he as such VICE PRESIDENT, executed the foregoing instrument for the purposes therein contained, by signing the name of the Tennessee banking corporation by himself as VICE PRESIDENT.

WITNESS my hand, at office, this 25th day of August, 1993.

NOTARY PUBLIC

My Commission Expires:
March 26, 1994

BWSJM2.3885
08/23/93

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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The actual consideration for the transfer or value of the property transferred, whichever is greater, is **$10,000.00**.

Albert H Powell
AFFIANT

Sworn to and subscribed before me on this 25th day of August, 1993.

NOTARY PUBLIC

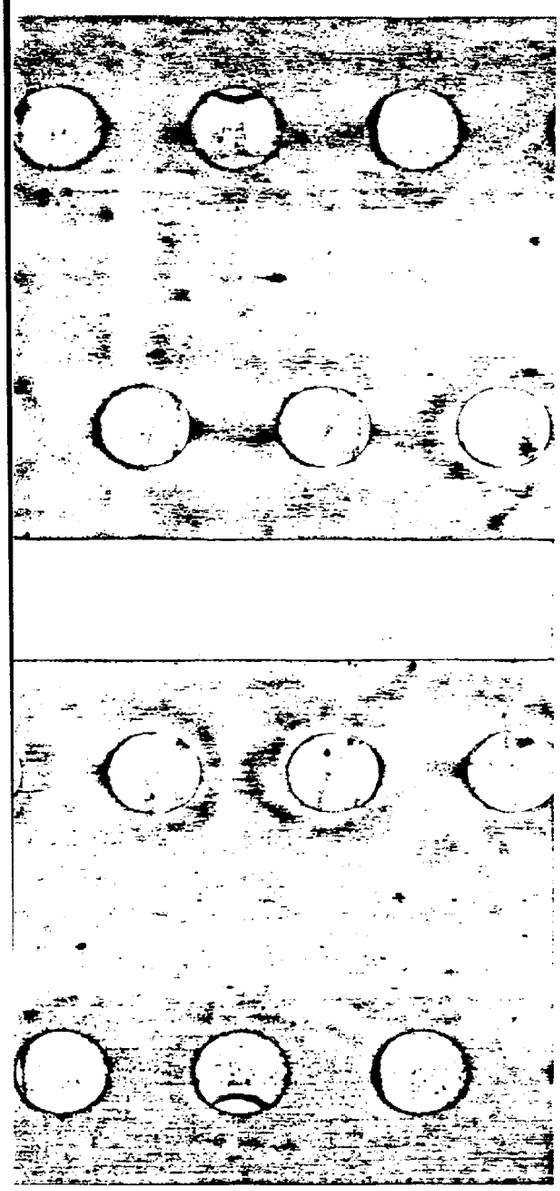
My Commission Expires:
March 26, 1994

55786
IDENTIF. ↑ REFERENCE

93 AUG 25 PM 3:13

2860 08/25 0101 CHECK 500.00

BWSJM2.3885
08/23/93



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
				MAMT 10000.00
				ERR CO
				MAMT 10000.00-
				CAMT 10000.00
				CON TX 37.00
				PRFEE 1.00
				WDEED 12.00
				TOTAL 50.00
				CHECK 50.00
08/25/93	01			15:13 0001 3860

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

55786
IDENTIF. ↑ REFERENCE

93 AUG 25 PM 3:13

No. 690168