WARRANTY DEED

This instrument was prepared by:

SCHULMAN, LeROY & BENNETT, P.C.
P. O. Box 1960676
Nashville, Tennessee 37219

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO:
MR. LARRY W. POWELL	SAME	M-034-150
1137 MYATT BLVD.		P-22
NASHVILLE, TN 37115		L-13

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 51,000.00 .

Affiant

SWORN TO AND SUBSCRIBED before me this the 21st day of December 1993.

Notary Public

My Commission Expires:
11-22-97

For and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, CLARENCE D. WITT, Trustee, hereinafter called the Grantor, has bargained and sold and by these presents does hereby transfer and convey unto LARRY W. POWELL, a single person, hereinafter referred to as Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> BEING a parcel of land lying within Davidson County, Tennessee, and being Lot 13 as shown on the Plan of Rivergate Industrial Park as of record in Book 6900, page 239, Register's Office for Davidson County, Tennessee.
>
> BEING the same property conveyed to Clarence D. Witt, Trustee by deed from Clarence D. Witt and wife, Eva Jane Witt of record in Book 8500, page 853, Register's Office for Davidson County, Tennessee.

This is improved property know as 1137 Myatt Blvd., Nashville, TN 37115.

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, his heirs, successors and assigns forever, and the said Grantor covenants with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as above mentioned, and taxes for the year 1993 which the Grantee herein assumes and agrees to pay.

AND the said Grantor further covenants and binds himself, and his heirs, successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 21st day of December 1993.

CLARENCE D. WITT, Trustee

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 CLARENCE D. WITT, Trustee, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal, at Nashville, Tennessee, on this the 21st day of December 1993.

Notary Public

My Commission Expires: 11-22-97

99159
IDENTIFICATION REFERENCE

93 DEC 21 AM 11:10
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

C:\HMB\REAL\WITT.WD\14-

6651 12/21 0101 03CHECK 197.70

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9194 PAGE 378

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 51000.00	
			CON TX 188.70	
			PRFEE 1.00	
			WDEED 8.00	
			TOTAL 197.70	
			CHECK 197.70	
12/21/93	01	11:11 0001	6651	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

99159
IDENTIF. & REFERENCE

93 DEC 21 AM 11:10
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 736621