Box 29

THIS INSTRUMENT PREPARED BASED UPON INFORMATION FURNISHED BY THE PARTIES. NO WARRANTY OF TITLE, EITHER EXPRESSED OR IMPLIED.

STATE OF TENNESSEE
COUNTY OF Davidson

4351-M

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 64,607.28

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF January, 19 94.

Notary Public

MY COMMISSION EXPIRES: 9-16-95

**THIS INSTRUMENT WAS PREPARED BY**

J. Blake Freeman, Attorney at Law, 51 Century Blvd., #110, Nashville, TN 37214

NAME ADDRESS

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Marcus Tibbs | National Mortgage Co. | 136-15-0, Par. 75 |
| (NAME) | (NAME) | |
| 3581 Gondola Drive | 4041 Knight Arnold Road | |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRES) | |
| Antioch, TN 37013 | Memphis, TN 38118 | |
| (CITY) (STATE) (P.O. ZIP) | (CITY) (STATE) (ZIP) | |

**FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,** Mark M. Powell, unmarried,

**HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO** Marcus Tibbs

**HEREINAFTER CALLED THE GRANGEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN** Davidson **COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:**

BOOK 9219 PAGE 521

**See Attached**

9195 01/13 0101 03CHECK 252.02

07205

IDENTIF. & REFERENCE

94 JAN 13 AM 9:10

REGISTER
DAVIDSON COUNTY, TN.

This is improved property known as 3581 Gondola Drive, Antioch, TN 37013

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. 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 his hand this 12th day of January, 19 94.

Mark M. Powell

Marcus Tibbs

4351-M

**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

Mark M. Powell and Marcus Tibbs

the bargainorS, 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 purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 12th day of January, 19 94.

NOTARY PUBLIC AT LARGE

My commission expires 2-16-95

Dorothy S. Meadows
Notary Public

File No.: 4351-M



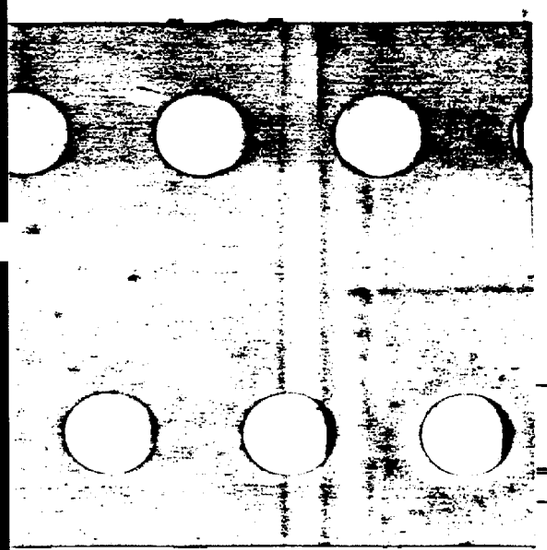
ATTACHMENT

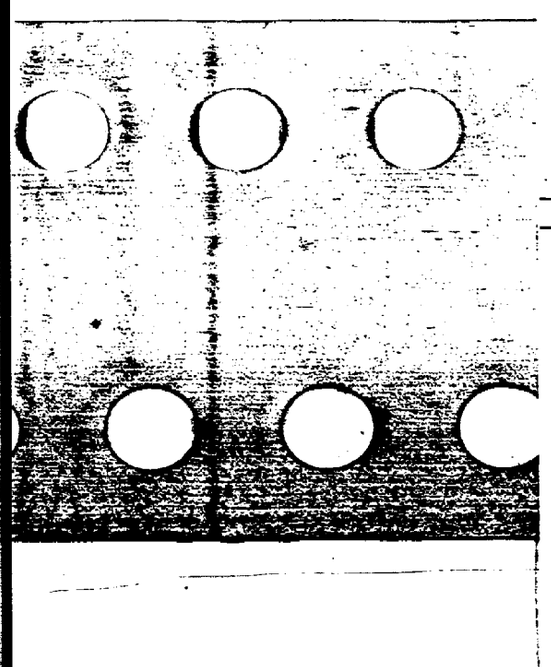
Land in Davidson County, Tennessee, being Lot No. 71A on the Plan of Zone Lot Division, Lots 69 thru 72, Chelsea of Priest Lake, Section One-A, of record in Plat Book 6250, page 88 and also shown as part of Lot No. 71 on the Plan of Chelsea of Priest Lake, Section One-A of record in Book 5200, page 696, Register's Office for said County, to which reference is made for a more complete description.

BEING the same property conveyed to Mark M. Powell, unmarried, by deed from Bessie Marie Clopton, filed of record in Book 8332, page 565, Register's Office for Davidson County, Tennessee.

This conveyance is subject to 1994 taxes, and subsequent years, and easements, restrictions, right-of-ways and setback lines of record.

As part of the purchase price of the above described premises, the grantee hereby expressly assumes and agrees to pay an existing mortgage evidenced by one certain trust deed dated 5/26/87, and filed for record 5/28/87 in the office of the recorded deeds of Davidson County, Tennessee, in Book 7250, page 564, and note of even date thereby secured, in the original principal amount of $61, 219.00 payable to First American National Bank of Nashville, assigned to National Mortgage Company under the terms of the instruments creating the loan to indemnify the Department of Veterans Affairs to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.





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

RECEIVED OF _____

FOR _____

BOOK **9219** PAGE **524**

| | | |
|---|---|---|
| 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 64607.58
CON TX 239.02
PRFEE 1.00
WDEED 12.00
TOTAL 252.02
CHECK 252.02

01/13/94 01 09:10 0001 9195

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

07205
IDENTIF. ↑ REFERENCE

94 JAN 13 AM 9:10
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

**No.745191**