45

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 82,900.00

James E. DePriest
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF February 19 94

Notary Public

MY COMMISSION EXPIRES: May 24, 1997
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| James E. DePriest (NAME) | Source One Mortgage Services Corporat (NAME) | MAP 53 |
| 2240 Riverway Drive (ADDRESS) | 27555 Farmington Road (ADDRESS) | GROUP 6-O-B |
| Old Hickory, TN 37138 (CITY) (STATE) (ZIP) | Farmington Hills, MI 48334-3357 (CITY) (STATE) (ZIP) | PARCEL 15 CO |

FOR AND 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, Larry W. Powell, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James E. DePriest and Karen Fambrough, as joint tenants with right of survivorship

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. 226, on the plan of Phase Two, Waterford, of record in Plat Book 7900, Pages 412 and 413, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Larry W. Powell by deed from Waterford Association, of record in Book 9027, Page 772, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 8694, Page 216 and Book 8699, Page 462, Register's Office for said County.

This conveyance is subject to the By-Laws, of record in Book 8715, Page 583, said Register's Office.

This conveyance is subject to the Charter of Incorporation of record in Book 8711, Page 701, Register's Office for said County.

This conveyance is subject to the Easements of record in Book 2024, Page 225 and Book 8717, Page 30, Register's Office for said County.

15709

IDENTIFICATION REFERENCE

94 FEB -7 PM 1:38

REGISTER
DAVIDSON COUNTY, TN.

This is unimproved ( ) improved (X) property, known as 2240 Riverway Drive, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 3rd day of February 19 94

Larry W. Powell
Larry W. Powell

BOOK 9243 PAGE 545

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 Larry W. Powell

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, this 3rd day of February 19 98.

Commission expires May 24, 1997

Notary Public

STATE OF TENNESSEE
COUNTY OF

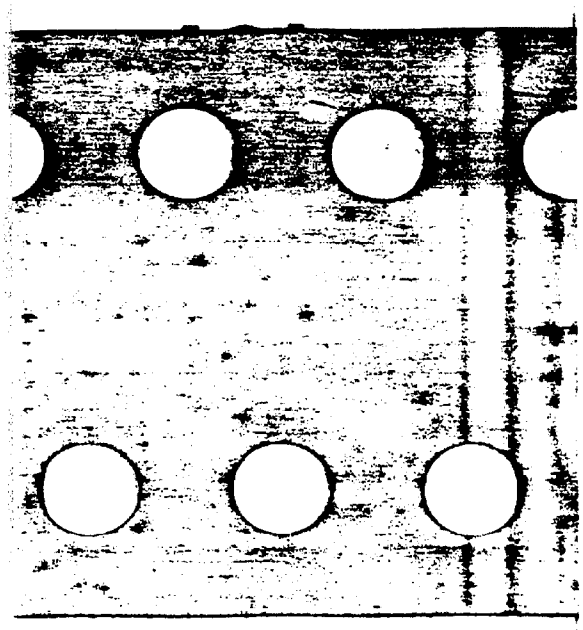
Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

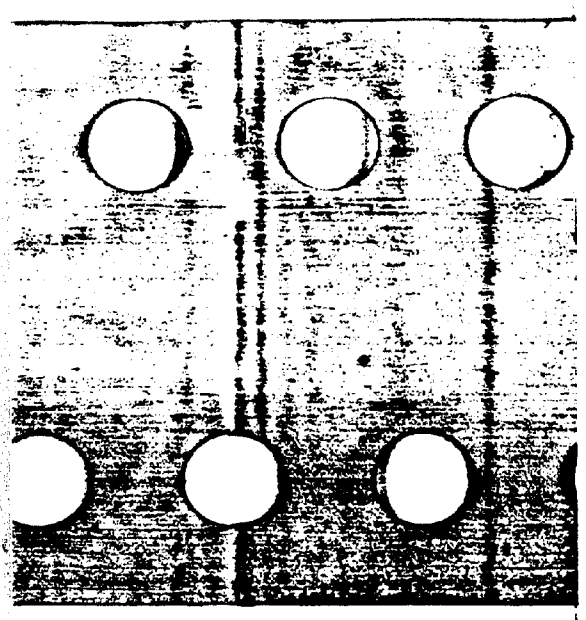
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

3343 02/07 0101 03CHECK 315.73





**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 9243 PAGE 546

| | | |
|---|---|---|
| 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 | 82900.00 |
| | | | CON TX | 306.73 |
| | | | PRFEE | 1.00 |
| | | | MDEED | 8.00 |
| | | | TOTAL | 315.73 |
| | | | CHECK | 315.73 |

02/07/94 01 13:38 0001 3343

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

15709
IDENTIF. ↑ REFERENCE

94 FEB -7 PM 1:38
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 754104