FILE BOX 45

BOOK 9264 PAGE 151

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 48,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th 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
John Harwell, Sr. (NAME)	Owner (NAME)	MAP 84-12
5341 Weber Road (ADDRESS)	(ADDRESS)	PARCEL 67
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Clyde A. Powers and wife, Jan T. Powers

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John Harwell, Sr., a married person

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 Part of Lot No. 173, on the plan of Maplecrest, of record in Plat Book 1835, Pages 27 & 28, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Beginning at an old iron pin set in the southerly margin of Denneywood Drive, which point is 15.19 feet easterly from the corner of Lot Nos. 172 & 173; thence eastwardly with the southerly margin of Denneywood Drive, 87 feet to a point, the beginning of a curve to the right having a radius of 20 feet; thence southeastwardly around said curve, a distance of 31.42 feet to a point in the westerly margin of Fairway Drive; thence southwardly along the westerly margin of Fairway Drive, 110 feet to the corner of Lot Nos. 173 & 174, thence with the line between 2 said lots, westwardly 123.9 feet, thence northwardly 130.95 feet to the beginning.

BEING the same property conveyed to Clyde A. Powers and wife, Jan T. Powers by deed from James C. Hailey and wife, Karen A. Hailey, of record in Book 7208, Page 697, Register's Office for said County.

22687

IDENTIFICATION REFERENCE

94 MAR -2 AM 8:14

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 12 & 14 Fairway Drive, Nashville, TN 37214
(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 our hand s this 14th day of February 19 94

Clyde A. Powers
Clyde A. Powers

Jan T. Powers
Jan T. Powers

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 Clyde A. Powers and wife, Jan T. Powers

the bargainor s, 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 14th day of February, 1994.

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 _____.

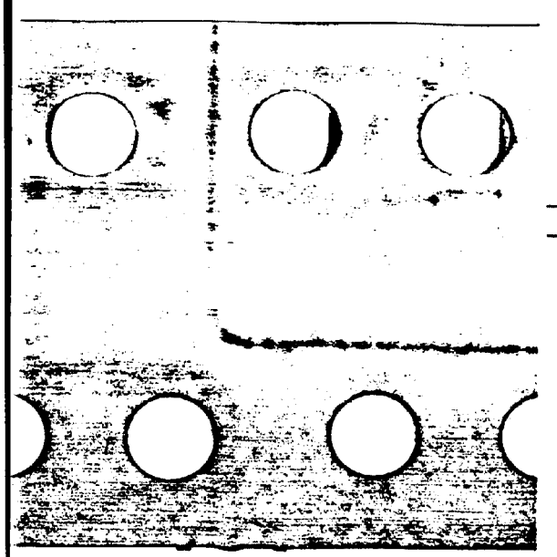
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public

1293 03/02 2101 03CHECK 186.00





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

RECEIVED OF _____

FOR _____

BOOK 9264 PAGE 153

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 48000.00
				CON TX 177.60
				PRFEE 1.00
				WDEED 8.00
				TOTAL 186.60
				CHECK 186.60
			03/02/94 01	08:15 0001 6298

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

22687

IDENTIFICATION REFERENCE

94 MAR -2 AM 8:14

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 761733