File Box 38
First Title and Escrow Company, Inc.

WARRANTY DEED

BOOK 9376 PAGE 693

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road Suite 220
Nashville, Tennessee 37205

No. 12593

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
PREMIER BUILDERS, INC. (NAME)	NEW OWNER (NAME)	130-3
P.O. Box 897 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	4
Brentwood, TN 37024-0897 (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, JEFFREY E. POWELL AND WIFE, ANNA T. POWELL

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PREMIER BUILDERS, INC., a Tennessee corporation,

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

Land in Davidson County, Tennessee, being the northerly part of Lot No. 10 Block "A" on the Plan of Bellemeade Subdivision No. 2, as of record in Plat Book 421, page 51, Register's Office for said County, described as follows:

Beginning at a point which is the northeast corner of the intersection of Jackson Blvd. and Howell Place; thence in a northerly direction with the easterly margin of Jackson Blvd., 225 feet to a point; thence in an easterly direction, and parallel with Howell Place, 276.5 feet to a point; thence in a southerly direction, and parallel with Jackson Blvd., 225 feet to a point on the northerly margin of Howell Place; thence in a westerly direction along the northerly margin of Howell Place, 276.5 feet to the point of beginning.

Being the same property conveyed to Jeffrey E. Powell and wife, Anna T. Powell by deed from Lee A. Beaman and wife, Victoria R. Beaman of record in Book 9101, page 250, said Register's Office.

This conveyance is made subject to: (1) Taxes for 1994 which have been prorated and assumed by the Grantee; and (2) All matters appearing on the plan of record in Plat Book 421, page 51, Register's Office for Davidson County, Tennessee.

60504

IDENTIFICATION REFERENCE

94 JUN 13 PM 1:37
FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

5474 06/13 0101 03CHECK 1544.50

unimproved ( )
This is improved (XX) property, known as 4406 Howell Place, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 31st day of May, 19 94

Jeffrey E. Powell
JEFFREY E. POWELL

Anna T. Powell
ANNA T. POWELL

STATE OF TENNESSEE

COUNTY OF Davidson

BOOK 9376 PAGE 694

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEFFREY E. POWELL AND WIFE, ANNA T. POWELL with whom I am personally acquainted, and who acknowledged that ~~they~~ executed the within instrument for the purposes therein contained.

Witness my hand at office, this ~~31st~~ day of May, 19 94

My commission expires 1-22-95 Notary Public

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ ~~415,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~31st~~ DAY OF May, 19 94

MY COMMISSION EXPIRES: 11/20/96 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

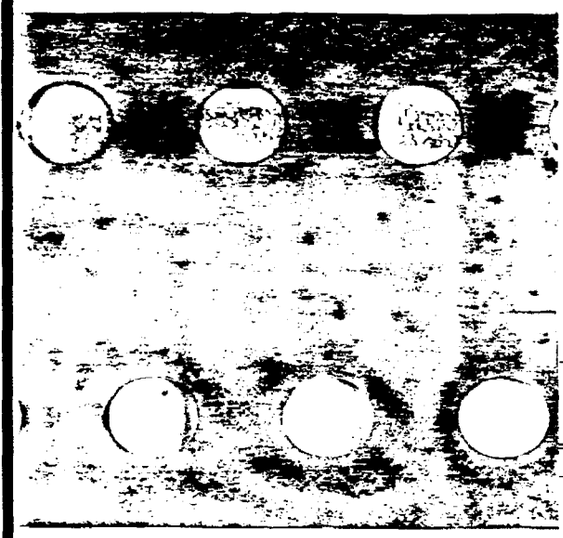
JEFFREY E. POWELL AND WIFE,
ANNA T. POWELL

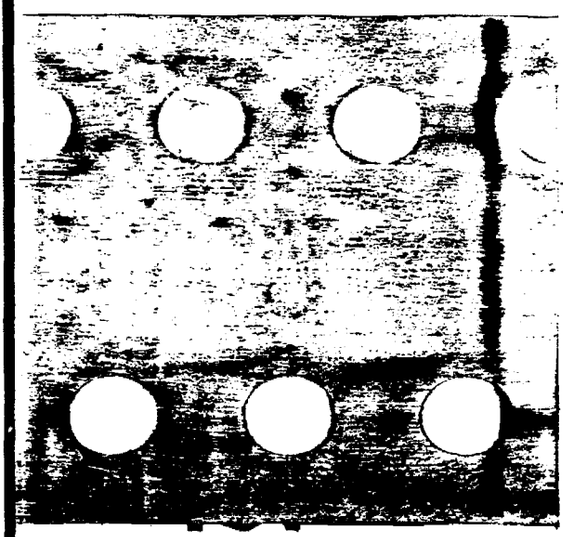
TO

PREMIER BUILDERS, INC.

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926





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

RECEIVED OF _____

FOR _____

BOOK 9376 PAGE 695

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
415000.00
CON TX 1535.50
PRFEE 1.00
WDEED 8.00
TOTAL 1544.50
CHECK 1544.50

06/13/94 01 13:38 0001 5474

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

60504
IDENTIFICATION REFERENCE

94 JUN 13 PM 1:37

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 802225