PREPARED BY: Law Office of Bobby D. Davis
2021 N. Gallatin Rd., Suite 132
Post Office Box 649
Madison, Tennessee 37115

WARRANTY DEED

NAME/ADDRESS NEW OWNER:

M. Stephen Powers
408 Hamblen Drive
Madison, TN 37115

SEND TAX BILLS:

Same as above

MAP & PARCEL:

Map 51-3
Parcel 71

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 42,500.00 .

M. Stephen Powers
AFFIANT

Subscribed and sworn to before me this 15th day of July, 1994.

Bobby D. Davis
NOTARY PUBLIC

My Commission Expires: 11-22-97

WARRANTY DEED

FOR AND IN CONSIDERATION of One Dollar to me paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, Maurice E. Powers and wife, Margaret U. Powers, have this day bargained and sold, and do hereby transfer and convey unto the said M. Stephen Powers, the Grantee herein, his successors, heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 26 on the Plan of Stratton Heights, of record in Book 1835, Page 13, Register's Office for Davidson County, Tennessee.

Said Lot No. 26 fronts 60 feet on the northeasterly margin of Chadwell Drive and extends back 234.6 feet on the southeasterly line and 239.7 feet on the northwesterly line to a dead line in the rear, measuring 60.22 feet thereon.

BEING the same property conveyed to Maurice E. Powers and wife, Margaret U. Powers, by deed from Martin G. Sharer and wife, Penny D. Sharer, of record in Book 8680, Page 181, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to all restrictions and easements of record.

This is (x)improved ( )unimproved property known as

416 Chadwell Drive, Madison, Tennessee 37115 .

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of the said land in fee simple and have good title and right to convey it, and that the same is unencumbered unless otherwise herein set out.

PREPARED BY:
BOBBY D. DAVIS
ATTORNEY AT LAW
2021 NORTH GALLATIN ROAD
SUITE 132
MADISON, TENNESSEE
37115
(615) 851-6697

We do further covenant and bond ourselves, our heirs and representatives, to warrant and forever defend the title to said land to said Grantee, his (successors), heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever used herein, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS ___ HAND(S) THIS 15th DAY OF July, 1994.

Maurice E Powers

Margaret U. Powers

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the Undersigned, a Notary Public in and for said County and State, Maurice E. Powers and Margaret U. Powers, the within-named 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 Madison Tennessee, this 15th day of July, 1994.

Bobby D. Davis
NOTARY PUBLIC

My Commission Expires: 11-22-97

/n BDD.94\POWERS\WDEED.94

PICK-UP

94 JUL 18 AM 9:55

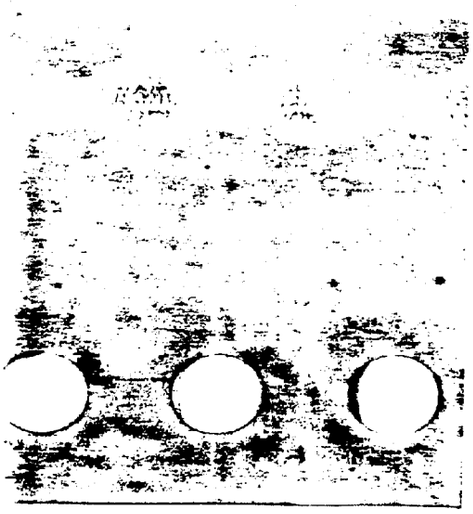
FELIX E. ... REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

71766

7695 07/18 0101 03CHECK 14.00

PREPARED BY:
BOBBY D. DAVIS
ATTORNEY AT LAW
2021 NORTH GALLATIN ROAD
SUITE 132
MADISON, TENNESSEE
37115
(615) 851-6697



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

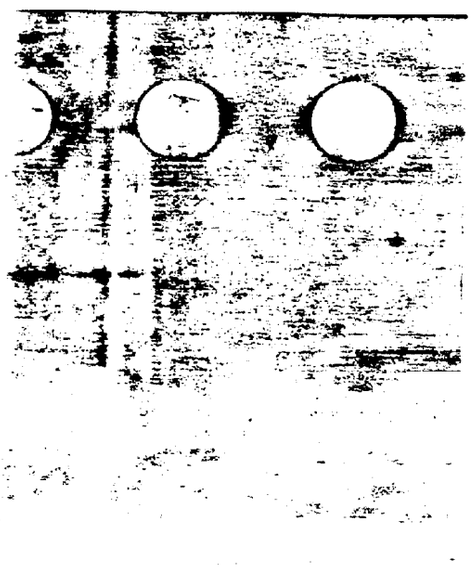
RECEIVED OF _____

FOR _____

BOOK 9409 PAGE 262

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 42500.00
CON TX 157.25
PRFEE 1.00
~~TOTAL 158.25~~
~~CHECK 0.08~~
~~DUE 158.17~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

Total # 16625

71766
IDENTIF. ↑ REFERENCE

94 JUL 18 AM 9:55
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 814288

~~WDEED 8.00~~
~~TOTAL 8.00~~
CONT ~~0.00~~