THIS INSTRUMENT PREPARED BY:
JOSEPH B. PITT, JR., ATTORNEY
FIRST AMERICAN CENTER
NASHVILLE, TN 37201

BOOK 9409 PAGE 308

BOX 35 FILE NO:00274236

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
Randall K. Powers Vicki S. Powers	Mortgage Service America	MAP 132-9
(NAME) 911 Glendale Lane	(NAME) 1650 Tysons Blvd	Parcel 70
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37204	(STREET ADDRESS) McLean, VA 22102	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ----------TEN AND 00/100----------
----------(10.00)----------
Dollars,

Cash in hand paid by Randall K. Powers and wife, Vicki S. Powers and other good and valuable considerations accepted as cash, the receipt and sufficiency of which are hereby acknowledged,

Charlotte H. Prentice and husband, Thomas Charles Ryan

have this day bargained and sold, and do hereby transfer and convey unto the said Randall K. Powers and wife, Vicki S. Powers

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of the Map showing Subdivision of Lots Nos. 27, 28,. 36, 37, 38, 39, 40, 41, 42, 43 and part of Lots Nos. 35 and 44 in Oak Hill Subdivision No. 1, of record in Book 547, page 52, Register's Office for Davidson County, Tennessee.

Said Lot No. 17 fronts 100 feet on the southerly side of Glendale Lane (formerly Park Avenue) and runs back between parallel lines 285 feet to the northerly line of Lot No. 35.

Being the same property conveyed to Charlotte H. Prentice, a single person, by deed from Helen Baldwin Boone, a single person, of record in Book 8422, page 305, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 115,500.00

Affiant

Subscribed and sworn to before me this the 15th *day of* July, *19* 94

My commission expires: 11-10-97 *(Affix Seal)*

Notary Public

This is improved (X) unimproved ( ) property, known as 911 Glendale Lane Nashville, TN 37205
(House Number) (Street) P.O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hands this 15th *day of* July *19*94, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Charlotte H. Prentice

Charlotte H. Prentice

Thomas Charles Ryan

Thomas Charles Ryan

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned, *a Notary Public in and for said County and State* Charlotte H. Prentice and husband, Thomas Charles Ryan

the within named 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* 15th *day of* July, *19* 94

NOTARY PUBLIC AT LARGE WILSON CO. TENN.

Notary Public

Commission expires 11-10-97

LINDA V. JONES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public of the State and County aforesaid, personally appeared* _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* _____ *self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19*____.

_____ *Notary Public*

Commission expires _____

FILED
DAVIDSON COUNTY, TN.
REGISTER
94 JUL 18 AM 10:11

71798

IDENTIF. & REFERENCE

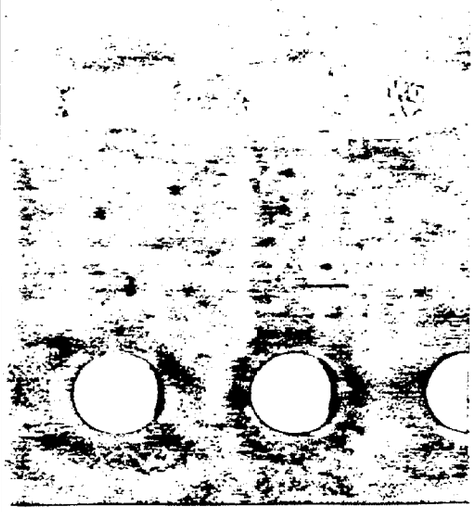
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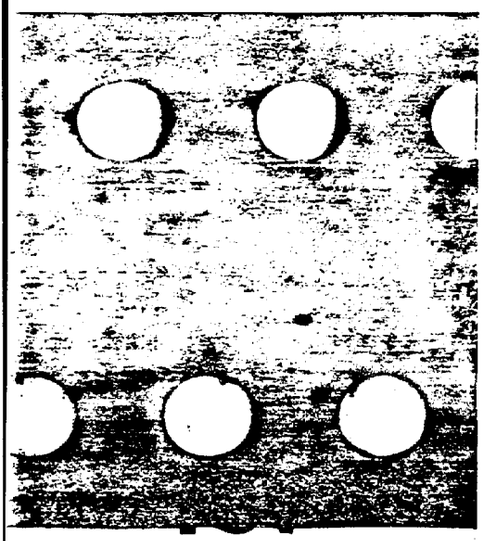
WARRANTY DEED

FROM

TO

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238





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

RECEIVED OF _____

FOR _____

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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	115500.00
CON TX	427.35
PRFEE	1.00
WDEED	8.00
TOTAL	436.35
CHECK	436.35

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 7727

71798
IDENTIF. & REFERENCE

94 JUL 18 AM 10: 11
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 814320