BOOK 9537PG315

14389

IDENTIFICATION REFERENCE

98 DEC -5 AM 9:37

DAVIDSON COUNTY TN

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (cmw) Title No: 35892
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jeffrey B. Powell Donna J. Powell 225 37th Avenue, North Nashville, TN 37209	BarclaysAmerican/Mortgage Corp. 5032 Parkway Plaza Blvd. Charlotte, NC 28217

TAX MAP-PARCEL NUMBERS: 092-13-A-3 11W 85083

9905 12/05 0101 03CHECK 238.40

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Melissa S. Cross, a single person,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jeffrey B. Powell and spouse, Donna J. Powell,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 3, also designated as Unit 225, on the plan as set forth in Exhibit "C" to the Master Deed and By-Laws of Sylvan Square Condominiums, of record in Book 7334, page 498, Register's Office for said County to which Exhibit "C" reference is hereby made for a complete description thereof.

BEING the same property conveyed to Melissa S. Cross, by deed from Robert B. Sneed and James R. Overby, of record in Book 7914, page 362, said Register's Office.

Description Reference: Described from information contained in recorded condominium documents.

The property herein conveyed is subject to the restrictions, easements, liens and other matters set forth in the Master Deed and By-Laws of record in Book 7334, Page 498, said Register's Office, and to the matters set forth in the referenced Condominium Plan of record.

This is improved property, known as: 225 37th Avenue, North, Nashville, TN 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 2nd day of December, 1994.

Melissa S. Cross

State of Tennessee
County of Davidson

On this 2nd day of December, 1994, before me the undersigned authority, personally appeared **Melissa S. Cross**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____ Notary Public

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/96

State of Tennessee
County of Davidson

A F F I D A V I T

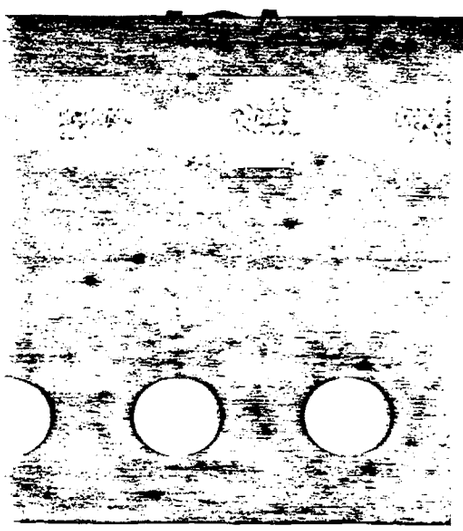
The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 62000.00

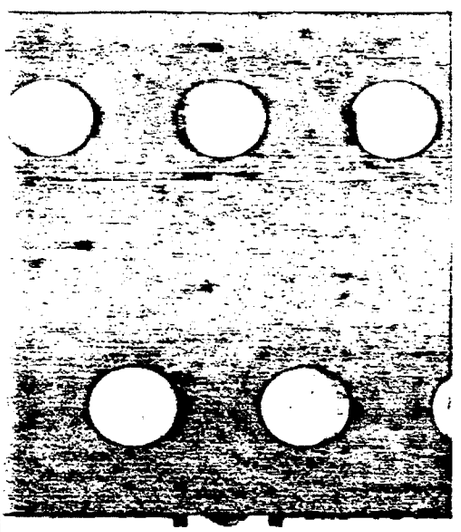
Affiant

Sworn and subscribed before me on the 2nd day of December, 1994.

My Commission Expires: _____ Notary Public

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/96





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

MAMT 62000.00
ERR CO
MAMT 62000.00-
CAMT 62000.00
CON TX 229.40
PRFEE 1.00
WDEED 8.00
TOTAL 238.40
CHECK 238.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/05/94 01 09:37 0001 9905

14389
IDENTIF. & REFERENCE

94 DEC -5 AM 9:37

REGISTER
DAVIDSON CO., TN.

No. 859913