Box 53

WARRANTY DEED

BOOK 9623 PG 584

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 61,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
16th DAY OF March 19 95

Notary Public

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

THIS INSTRUMENT WAS PREPARED BY
EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CLYDE POWERS, JR. (NAME)	SAME (NAME)	Map 96-13
4811 Lebanon Rd (ADDRESS)	(ADDRESS)	Parcel 78
Hermitage TENN 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, SHERIAN A. REYNOLDS, EXECUTRIX OF THE ESTATE OF ALMA REYNOLDS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CLYDE POWERS, JR.

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:

Land in Davidson County, Tennessee, being Lot No. 102 on the Plan of Twin Lawn Subdivision, of record in Book 2331, page 9, Register's Office for Davidson County, Tennessee, and more particularly described as follows:
Beginning at a point on the easterly margin of Kent Road at the common corner of Lots 102 and 103; thence in an easterly direction along the line between said two lots, 155.8 feet to a point; thence in a southerly direction along the line between Lots 102 and 104 a distance of 149.6 feet to the northerly margin of Branwood Drive; thence in a westerly direction along the margin of said Drive 93 feet to a point; thence continuing around a curve in a westerly and northerly direction 35.7 feet along the margin of the same 76.3 feet to the point of beginning.

Being the same property conveyed to Alma Reynolds by deed of record in Book 3880, page 534, Register's Office, Davidson County, Tennessee; the said Alma Reynolds having since died and pursuant to Order of the Probate Court for Davidson County, Tennessee, In Re: The Estate of Alma W. Reynolds, No. 95P-158, a Certified Copy of which being recorded simultaneously herewith, Sherian A. Reynolds, Executrix, is authorized to execute this Warranty Deed.

95 MAR 21 AM 9:26
REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
43747

unimproved ( )
This is improved (X) property, known as 815 Kent Road, 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 my hand this 18th day of March 19 95

Sherian A. Reynolds Executrix

SHERIAN A. REYNOLDS, EXECUTRIX
OF THE ESTATE OF ALMA W. REYNOLDS

CALIFORNIA ACKNOWLEDGMENT

STATE OF ~~TENNESSEE~~ BOOK 9623 PG 585

COUNTY OF ~~DAVIDSON~~ ALAMEDA

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named SHERIAN A. REYNOLDS, EXECUTRIX

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at GOODLETTSVILLE, Tennessee, this ~~16th~~ 15th day of March 19 95.

Commission expires MARCH 1, 1996

Notary Public

JAMES C. ERICKSON
COMM. #958618
Notary Public-California
ALAMEDA COUNTY

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_____.

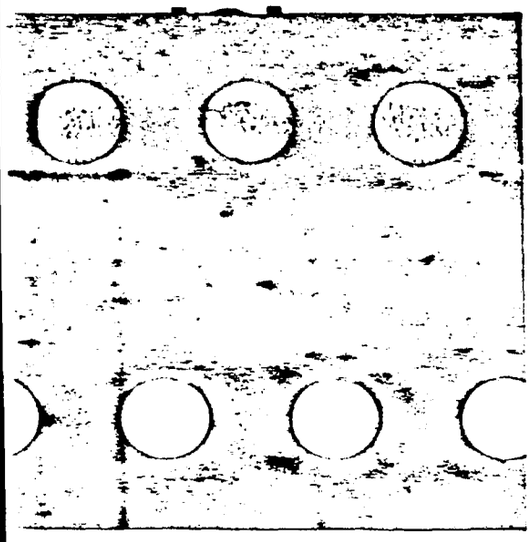
My commission expires _____

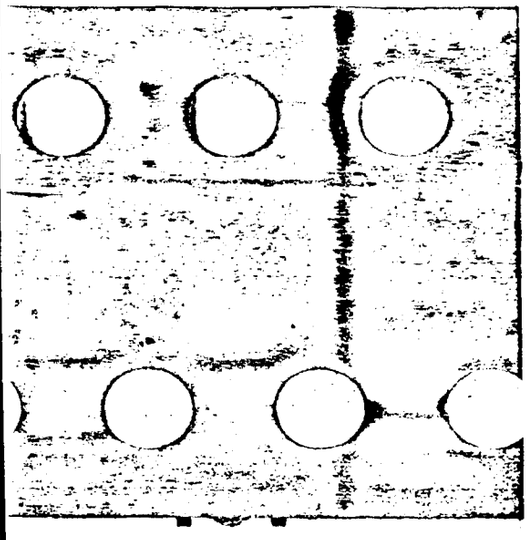
Notary Public

JAMES C. ERICKSON
COMM. #958618
Notary Public-California
ALAMEDA COUNTY
My comm. expires MAR 01,1996

2253 03/21 1101 03CHECK

236-55





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9623 PG 586

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 61500.00
CON TX 227.55
PRFEE 1.00
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 8.00
TOTAL 236.55
CHECK 236.55

03/21/95 01 09:27 0001 2258

43747
IDENTIFICATION REFERENCE

95 MAR 21 AM 9:26
REGISTER
DAVIDSON COUNTY, TN.

No. 891833