THIS INSTRUMENT PREPARED BY:
David B. Herbert
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375

File Box 36
#13317

WARRANTY DEED

Name and Address of New Owner:
Jeffrey E. Powell
Anna T. Powell
609 Westview Avenue
Nashville, TN 37205

Send Tax Bills To:
New Owner

Street Address of Subject Property:
609 Westview Avenue
Nashville, Tn 37205

Map-Parcel No:
130-03-114.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **RANDALL L. KINNARD AND WIFE, PEGGY SCOTT KINNARD,"GRANTORS"** have bargained and sold, and by these presents do transfer and convey unto **JEFFREY E. POWELL AND WIFE, ANNA T. POWELL,"GRANTEES"**, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Being Lot 9 on the Plan of Davis Estates, Section 4, as of record in Book 4175, page 87, Register's Office for said County.
>
> Being the same property conveyed to Randall L. Kinnard by deed from Doris Zimmerman Tenenbaum and husband, Harry Tenenbaum, as of record in Book 6855, page 941, Register's Office for Davidson County, Tennessee, and by Quitclaim deed from Howard I. Levy, as of record in Book 7581, page 529, said Register's Office, subsequently Randall L. Kinnard quitclaimed an undivided interest to Peggy Scott Kinnard, to create tenancy by the entirety of record in Book 8112, page 645, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following:

1. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public

utilities applicable to this property, and all matters shown on the recorded plan referred to above.

2. 1995 taxes, which have been prorated and assumed by Grantee.

3. Restrictive covenants of record in Book 4381, page 347, Register's Office for Davidson County, Tennessee.

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 GRANTOR does covenant with the said GRANTEES that it is lawfully seized 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; and GRANTOR does further covenant and bind itself, its heirs, successors, assigns 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 our hands this 5th day of April, 1995.

Randall L. Kinnard

Peggy Scott Kinnard

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Randall L. Kinnard and wife, Peggy Scott Kinnard, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 5th day of April, 1995.

DAVID B. HERBERT NOTARY PUBLIC AT LARGE STATE OF TENNESSEE
NOTARY PUBLIC AT LARGE
David B. Herbert
My Commission Expires May 24, 1997
STATE OF TENNESSEE

Notary Public

My commission expires:

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value whichever is greater for this transfer is $1,125,000.00.

Affiant

April Subscribed and sworn to before me, this the 5 10th day of ~~February~~, 1995.

NOTARY PUBLIC
My commission expires:

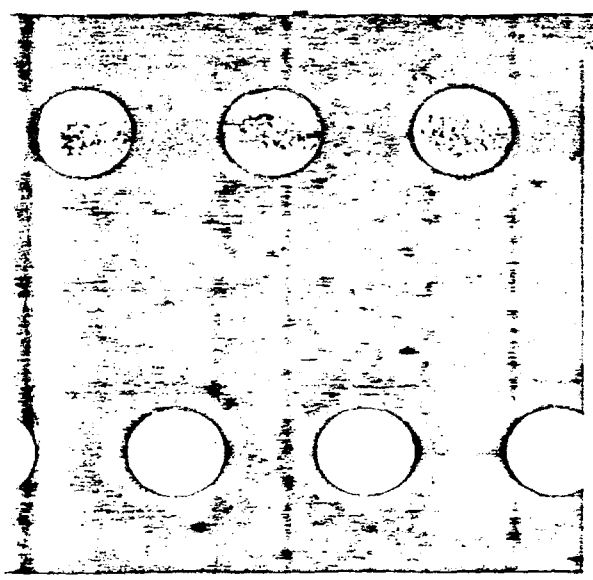
DAVID B. HERBERT NOTARY PUBLIC AT LARGE STATE OF TENNESSEE
NOTARY PUBLIC AT LARGE
David B. Herbert
My Commission Expires May 24, 1997
STATE OF TENNESSEE

1,9235

95 MAR -6 AM 11:

RECEIVED FOR REFERENCE

1ST SECTION 4272.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

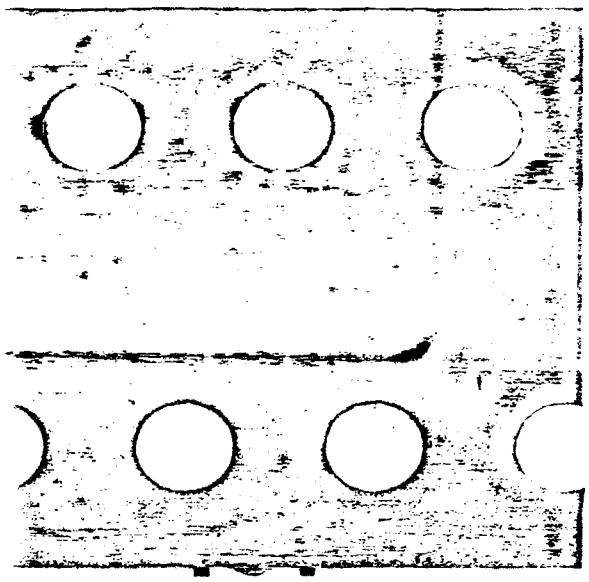
FOR _____

BOOK 9639 PG 297

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	
				1125000.00
			DON TX	4152.50
				1.00
			WDEED	8.00
			TOTAL	4171.50
			CHECK	4171.50
04/08/95	01	11:00	0001	8317

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



95 APR -6 AM 11:01

IDENTIFICATION REFERENCE

4,9235

No. 897835