File Box 24

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

BOOK 9675 PG 479

ADDRESS NEW OWNER:
Monique L. Arnold
1364 Bellshire Terrace Drive
Nashville, Tennessee 37207

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Trans Financial Mortgage Company
P. O. Box 1390
Tullahoma, TN 37388

MAP AND PARCEL:
MAP 50-3
PARCEL 29
12D87098

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, William E. Powell Sr. and wife, Debra R. Powell, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Monique L. Arnold, unmarried , 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:

BEING Lot 26, Bellshire Terrace Section One, Phase Two, as recorded in Book 6250, Pages 179 & 180, Register's Office, Davidson County, Tennessee.

Being a part of the same property conveyed to William E. Powell, Sr., a single person , by deed from John B. Gibbs and wife, Betty J. Gibbs, and Chester Melvin and wife, Judy K. Melvin of record in Book 7574, Page 723, Register's Office for Davidson County, Tennessee.

Debra R. Powell herein joins to convey any and all rights and interests she may have, if any.

This is part of the same description as in previous deed of record.

This conveyance is subject to restrictions of record in Book 6479, Page 764, said Register's Office.

This conveyance is subject to utility anchor easement, drainage easement, and public utilities & drainage easement of record in Book 6250, Pages 179 & 180, said Register's Office.

This conveyance is subject to a Sewer Easement of record in Book 5584, Page 884, said Register's Office.

This is improved property known as 1364 Bellshire Terrace Drive, Nashville, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Monique L. Arnold, unmarried, their heirs and assigns, forever; and we, William E. Powell Sr. and wife, Debra R. Powell 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 16th day of May, 1995.

William E. Powell Sr.

Debra R. Powell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named William E. Powell Sr. and wife, Debra R. Powell the 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 16th day of May, 1995.

NOTARY PUBLIC

My Commission Expires: 9-21-96

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $ 62,500.00.

AFFIANT

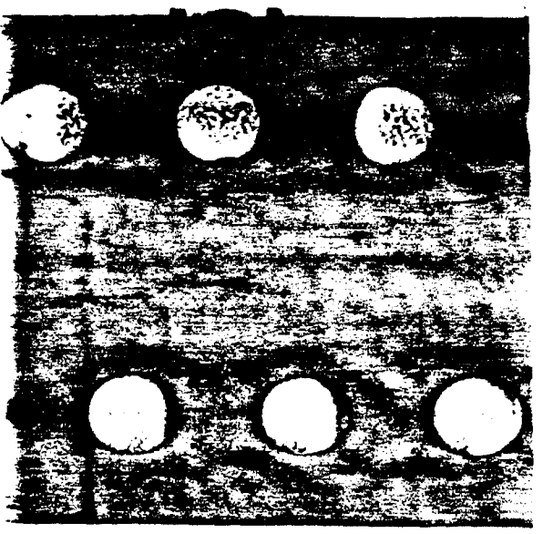
Subscribed and sworn to before me this 16th day of May, 1995.

NOTARY PUBLIC
My Commission Expires: 9-21-96

2455 05/18 0101 03CHECK 240.25

0062084
IDENTIF. ↑ REFERENCE

95 MAY 18 PM 12:00
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

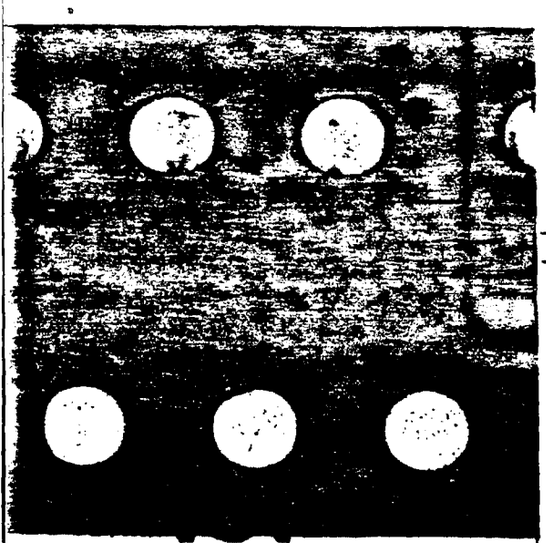
RECEIVED OF _____

FOR _____

BOOK 9675 PG 481

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 62500.00
CON TX 231.25
PRFEE 1.00
WDEED 8.00
TOTAL 240.25
CHECK 240.25

05/18/95 01 12:01 0001 2455

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0062084
IDENTIF. ↑ REFERENCE

95 MAY 18 PM 12:00
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.911810