0080185

IDENT. NUMBER/REFERENCE

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

95 JUL 19 AM 10:10

REGISTER
DAV. CO., TN.

W & I Ref: (cmw) Title No: 36688
Dav. Co. File: Box 8

BOOK 9734 PG 436

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
William S. Powers, Jr. 245 Summit Ridge Drive Nashville, TN 37215	Leader Federal Bank for Savings P.O. Box 2926 Memphis, Tennessee 38101-2926

TAX MAP-PARCEL NUMBERS: 131-5-B 07DA 92171

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 **Joseph W. Thoni, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **William S. Powers, Jr., a single person,** 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. 245 on the plan of Four Seasons Condominiums of record in Book 5050, page 30 and as Exhibit "D" to the Master Deed of record in Book 6841, pages 349, to which plan and said Exhibit "D" reference is made for a complete description thereof.

BEING the same property conveyed to Joseph W. Thoni, by deed from Four Seasons Associates, Inc., a Tennessee Corporation, of record in Book 6885, page 540, 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 6841, Page 349 as amended in Book 6847, Page 122, said Register's Office, and to the matters set forth in the referenced Condominium Plan of record.

Elizabeth Thoni, the spouse of Joseph W. Thoni, joins in this conveyance solely to convey any marital interest she may have in subject property.

This is improved property, known as: 245 Summit Ridge Drive, Nashville, TN 37215

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 17th day of July, 1995.

Joseph W. Thoni

Elizabeth Thoni

State of Tennessee
County of Davidson

On this 17th day of July, 1995, before me the undersigned authority, personally appeared **Joseph W. Thoni** and **Elizabeth Thoni**, 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.

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

My Commission Expires: _____ Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

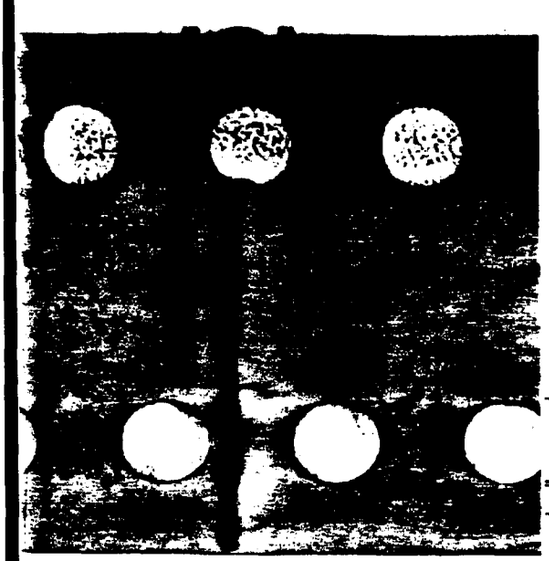
The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 51500.00

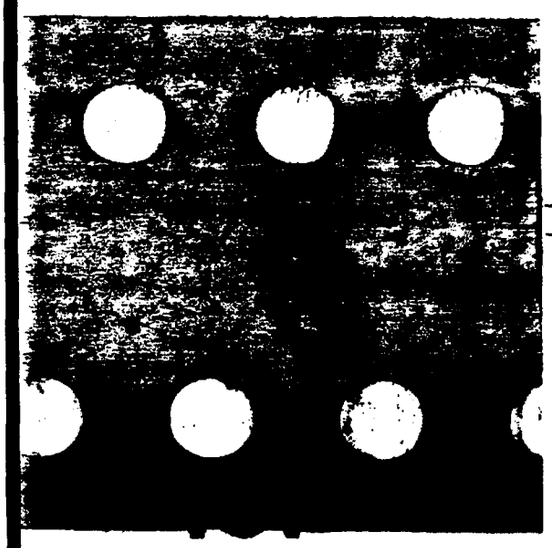
Affiant

Sworn and subscribed before me on the 17th day of July, 1995.

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

My Commission Expires: _____ Notary Public





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9734 PG 438

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

CONV	5,500.00
CONV TX	190.55
PRFEE	1.00
MTEED	8.00
TOTAL	199.55
CHECK	199.55

[illegible] 01 10:10 0001 2390

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00801 85
IDENTIF. A REFERENCE

95 JUL 19 AM 10: 10
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 931482