BOOK 9787 PG 910

mmB
Box 18

00097798

IDENTIF. ▲ REFERENCE

95 SEP -7 PM 1:06

FELIX Z. WILSON II REGISTER
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: (kd) Title No: 36933
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Ecton R. Manning, Trustee 14 Hickory Lane Greenville, South Carolina 29609	Don Dotson 4416 Scenic Drive Nashville, Tennessee 37204

TAX MAP-PARCEL NUMBERS: 156-02-105

1413 09/07 0101 CHECK 330.53

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 **Stephen P. Powers and spouse, Susan J. Powers,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Ecton R. Manning, Trustee, with full power and authority to sell, convey and encumber without the joinder of any beneficiary,** 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:**

LAND in Davidson County, Tennessee, being Lot No. 605 on the plan of Harpeth Woods, Section of Harpeth Valley Park, of record in Book 4860, page 111 as amended in Book 5051, page 89, Register's Office for said County.

SAID Lot No. 605 fronts 72.0 feet on the southeasterly margin of Goodpasture Terrace and extends back 195.0 feet on the northeasterly line and 191.5 feet on the southwesterly line to a dead line in the rear, measuring 87.5 feet thereon.

BEING the same property conveyed to Stephen P. Powers and wife, Susan J. Powers by deed from David W. O'Rear, Jr. of record in Book 8294, page 275, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

The property herein conveyed is subject to restrictive covenants of record in Book 5051 Page 92, Book 5197, page 123 and Book 5228, page 718 said Register's Office, and to the matters set forth in the referenced Plan of record.

This is improved property, known as: 781 Goodpasture Terrace, Nashville, Tennessee 37221

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 7th day of September, 1995.

Stephen P. Powers
Stephen P. Powers

Susan J. Powers
Susan J. Powers

State of Tennessee
County of Davidson

On this 7th day of September, 1995, before me the undersigned authority, personally appeared **Stephen P. Powers** and **Susan J. Powers**, 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: PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/96

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: $ 86900.00

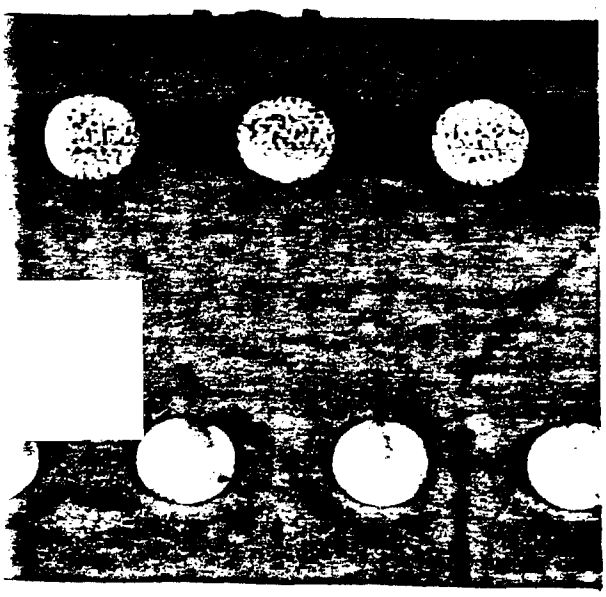
Affiant

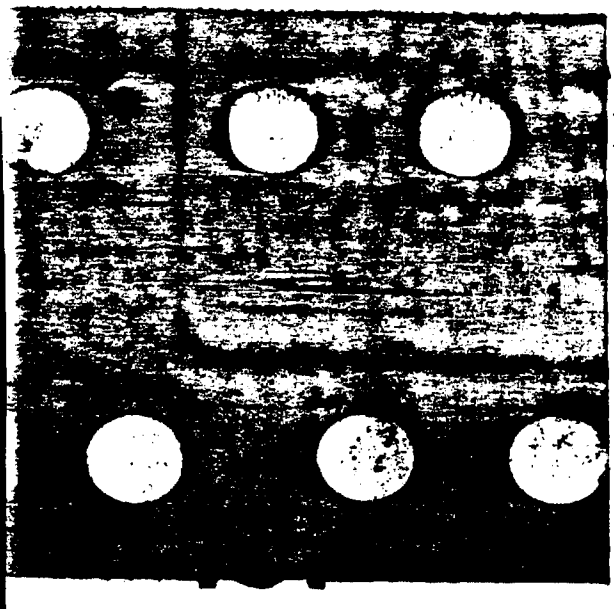
Sworn and subscribed before me on the 7th day of September, 1995.

Mary Morgan Bryan
Notary Public

My Commission Expires: 3-27-99

NOTARY PUBLIC AT LARGE





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9787 PG 912

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 86900.00
CON TX 321.53
PRFEE 1.00
WDEED 8.00
TOTAL 330.53
CHECK 330.53

09/07/95 01 13:07 0001 1418

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0097798
IDENTIF. ↑ REFERENCE

95 SEP -7 PM 1:06
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 950308