WARRANTY DEED

BOOK 9860 PG 482

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF November, 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
JOHN H. POWERS	FIRST PERFORMANCE MORTGAGE CORPO	MAP 62-01
(NAME)	(NAME)	
2507 MIAMI AVENUE	25 FRANKLIN ROAD	PARCELS
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37214	ROCHESTER, NY 14604	1 AND 38
(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, CAROLYN ADAMS AND HUSBAND, AARON ADAMS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN H. POWERS AND ELIZABETH P. JONES, UNMARRIED PERSONS

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:

TRACT ONE:
Land in Davidson County, Tennessee, being the southerly 50 feet of Lot No. 2 on the plan of M. C. McCauley's Subdivision of Part of Lot No. 7 of the Robert Young Farm, as of record in Book 547, page 123, Register's Office for Davidson County, Tennessee.

Said Part of Lot No. 2 fronts 50 feet on the westerly side of Miami Avenue and runs back between parallel lines 215, more or less, to the low water mark of the Cumberland River, as of record in Book 2244, page 117, Register's Office for Davidson County, Tennessee.

INCLUDED in this conveyance is an easement more particularly described as follows: In accordance with a survey of Base Line Engineering, the point of beginning is the common point between Parcels 62-1-1 and 52-13-38 and the common point of the respective parts of Lot No. 2 that the parties own on Miami Avenue; thence with said common lines, S 86 deg. 20' 45" E, 80 feet to a point; thence N 0 deg. 37' 45" W, 7 feet to a point; thence N 87 deg. 55' 79.8 feet to a point in the easterly margin of Miami Avenue; thence along Miami Avenue 15 feet to a point; being the point of beginning. Said easement is given for driveway purposes to cover the encroachment of a carport that extends to the Claxton property.

TRACT TWO:
Land in Davidson County, Tennessee, being the northerly twenty five (25) feet of Lot No. 1 on the plan of M.C. McCauley's Subdivision of part of Lot 7 of the Robert Young farm as of record in Book 547, page 123, Register's Office for Davidson County, Tennessee, described as follows:

CONTINUED

unimproved ( )
This is improved (X) property, known as 2507 MIAMI AVENUE, 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 our hand S this 13th day of November, 19 95

Carolyn Adams
CAROLYN ADAMS

Aaron Adams
AARON ADAMS

BOOK 9860 PG 483

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CAROLYN ADAMS AND HUSBAND, AARON ADAMS

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at GOODLETTSVILLE Tennessee, this 13th day of November 19 95.

Commission expires 11/20/96

Notary Public

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

95 NOV 15 AM 9:54
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

3545 11/15 0101 03C:ECK 657.00

RECEIVED FOR RECORD

0123237

LEGAL DESCRIPTION CONTINUATION

Beginning at a point in the west margin of Miami Avenue and the southern boundary line of a tract of land conveyed to Carolyn Delffs by deed of record in Book 7005, page 929, Register's Office for Davidson County, Tennessee; thence with said boundary line South 88 deg. 22' 15" West 151.5 feet to a point; thence with a line running with the Cumberland River, South 2 deg. 10' 20" East 25 feet to a point; thence North 88 deg. 22' 15" East 150.83 feet to an iron pin; thence with the west margin of Miami Avenue, North 0 deg. 37' 45" West 25 feet to an iron pin, which is the point of beginning.

TRACT THREE:
Land in Davidson County, Tennessee, being part of Lot No. 1 on the plan of M. C. McCauley's Subdivision of Part of Lot 7 of the Robert Young Farm, of record in Book 547, page 123, Register's Office for Davidson County, Tennessee, and being more particularly described according to an unrecorded survey by John J. O'Conner, Surveyor License No. 458, dated March 17, 1988, as follows:

Beginning at a railroad spike in the west margin of Miami Avenue and the southerly boundary line of a tract of land conveyed to Carolyn Delffs by deed of record in Book 7414, page 413, Register's Office for Davidson County, Tennessee; thence with the west margin of Miami Avenue South 0 deg. 37' 45" East 19.65 feet to an iron pin; thence leaving the west margin of Miami Avenue, North 88 deg. 22' 15" West 150.83 feet to a point; thence with a line running with the Cumberland River North 2 deg. 10' 20" West 19.65 feet to a point; thence North 88 deg. 22' 15" East 150.83 feet to the point of beginning.

This conveyance is made SUBJECT to an easement for driveway, described as follows:
BEGINNING at a point 5 feet north of the southeast corner of the herein described tract in the west margin of Miami Avenue; thence along the west margin of Miami Avenue, South 0 deg. 37' 45" East 5 feet to an iron pin; thence North 88 deg. 22' 15" 37.28 feet to an iron pin; thence 37.70 feet to the point of beginning. Said easement is retained for driveway purposes and to cover the encroachment of a driveway that extends onto the aforesaid tract.

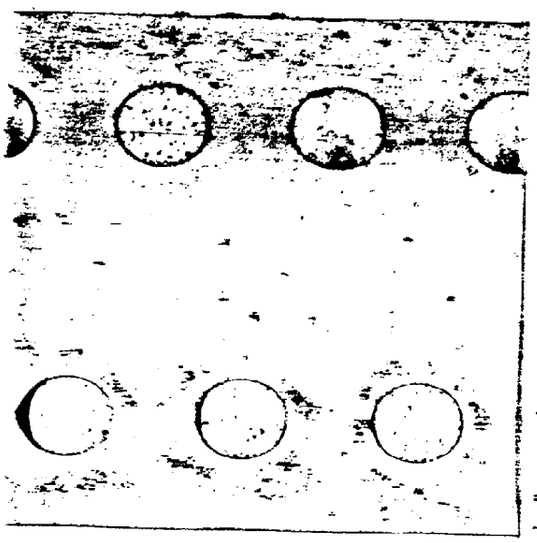
TRACT FOUR:
Being the southerly 25 feet of the northerly 50 feet of Lot No. 2 on the Plan of the Subdivision of M. C. McCauley, known as Wooddale Grove, of record in Book 547, page 123, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 2 fronts 25 feet on the westerly side of an unnamed roadway (now Miami Avenue) and runs back between parallel lines 225 feet, more or less, to the low water mark of the Cumberland River.

Being the same property conveyed to CAROLYN ADAMS AND HUSBAND, AARON ADAMS, by Deed of record in Book 9403, page 951, Register's Office for Davidson County, Tennessee.

Carolyn Adams
CAROLYN ADAMS

Aaron Adams
AARON ADAMS



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9860 PG 485

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	120000.00
CON TX	444.00
PRFEE	1.00
WDEED	12.00
CHECK	457.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 457.00

11/15/95 01 09:55 0001 3646

0123237
IDENTIF. # REFERENCE

95 NOV 15 AM 9:54
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 977207