P . 9998::268

WARRANTY DEED

Book 1

NAME/ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP PARCEL NUMBERS
J. MATTHEW POWERS & PATRICIA OWEN POWERS	SAME	Map 132-10
4405 Curtiswood Circle		Par. 18
Nashville, TN 37204		OH 6364

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 ($10.00) Dollars cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, we, Charles A. Wilson, Jr. and Bennett D. Baird, the legal heirs of the Estate of Nova L. Wilson, have bargained and sold, and by these presents do transfer and convey unto J. Matthew Powers and wife, Patricia Owen Powers, their heirs and assigns, the real property situated in Davidson County, Tennessee being more particularly described as follows, to-wit:

BEING Lot No. 12 on the Plan of Curtiswood Estates, as of record in Book 2331, page 40, Register's Office for said County. Said Lot No. 12 fronts 116 feet on the westerly side of Curtiswood Circle and extends back 285.7 feet on the northerly line and 274 feet on the southerly line to a dead line which is a broken line, measuring 195 feet thereon.

BEING the same property conveyed to Charles A. Wilson, Jr. and Bennett D. Baird, by Will of Nova L. Wilson recorded in Will Book 198, page 604, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL VALUE OR CONSIDERATION FOR THIS TRANSFER IS $219,000.00. POP

AFFIANT. Charles A. Wilson

SWORN TO AND SUBSCRIBED BEFORE ME THIS 29 DAY OF MARCH, 1996.

NOTARY PUBLIC. Carol R. Runnels

MY COMMISSION EXPIRES: 1/25/97

This conveyance is made subject to the conditions, reservations, and restrictions as may be recorded in the 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 J. Matthew Powers and wife, Patricia Owen Powers.

AND WE HEREBY COVENANT with the said J. Matthew Powers and wife, Patricia Owen Powers, their heirs and assigns 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.

AND WE FURTHER COVENANT and bind our heirs, assigns and representatives to warrant and forever defend the title to said land to the said J. Matthew Powers and wife, Patricia Owen Powers, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the undersigned have executed this instrument this 29th day of March, 1996.

Charles A. Wilson Jr
By Charles C Morrow Atty in Fact

Charles A. Wilson, Jr.
by Charles C. Morrow,
Attorney-in-Fact

Bennett D. Baird
By Charles C Morrow Atty in Fact

Bennett D. Baird
by Charles C. Morrow,
Attorney-in-Fact

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 Charles C. Morrow, to me known to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Charles A. Wilson, Jr. and Bennett D. Baird, the bargainors, and acknowledged that he executed the same as the free act and deed of said Charles A. Wilson, Jr. and Bennett D. Baird, for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of March, 1996.

Carol R. Rivers
NOTARY PUBLIC

My Commission Expires:
1/25/97

NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

This instrument was prepared by:
MORROW, BOWHAN & ASSOCIATES
Attorneys at Law
3221 Nolensville Road, Suite 102
Nashville, TN 37211
(615) 832-0138

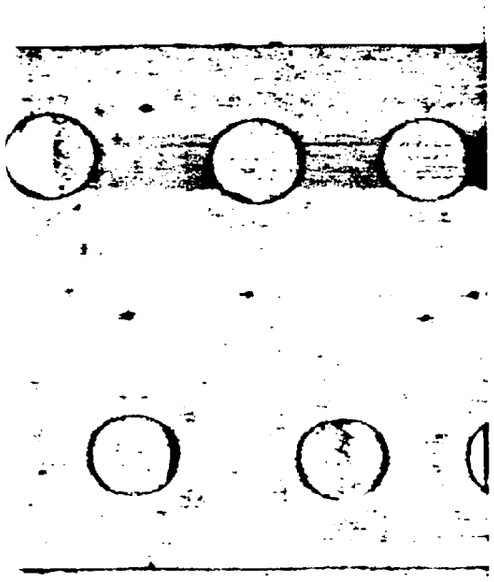
C/WILSWRR.DED

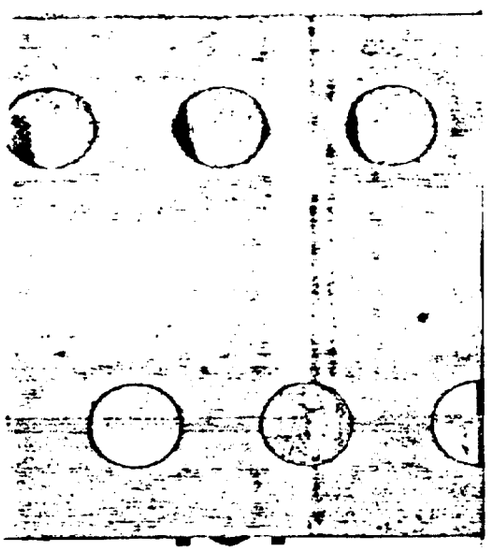
RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

96 APR -1 PM 2:28
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

REC'D 04/01 0101 03CHECK 819.30

IDENTIFICATION REFERENCE
0166068





OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9998 PG 270

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

AMT	
	21,000.00
CON TX	810.30
PRFEE	1.00
AMEED	8.00
TOTAL	819.30
CHECK	819.30

04-01-98 01 14:31 0001 4815

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0166068

IDENTIF. & REFERENCE

APR -1 PM 2:28

REGISTER
DAVIDSON COUNTY, TN.

No. 1022821