WARRANTY DEED

BOOK 10002 PG 421

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 75,000.00

Terry L. McDonald
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
1st DAY OF April 19 96

Notary Public

MY COMMISSION EXPIRES: January 24, 1998
(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
Terry L. McDonald	Same	MAP 061-11
(NAME)	(NAME)	
224 Ashawn Boulevard		PARCEL 016.00
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(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, Margaret Brewster Adams Powell, widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Terry L. McDonald and wife, Rachel McDonald

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:

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Curley Manor Subdivision, of record in Plat Book 1835, page 73, Register's Office for Davidson County, Tennessee.

Said Lot 20 fronts 100 feet on the westerly side of Richland Street and runs back between lines 132 feet on the southerly line and 155.3 feet on the northerly side to a dead line in the rear measuring 103.5 feet thereon.

Being the same property conveyed to Margaret Brewster Adams by Deed of record in Book 2272, page 64, Register's Office for Davidson County, Tennessee, the said Margaret Brewster Adams having since married is now Margaret Brewster Adams Powell, widow.

0167128
IDENTIF. & REFERENCE

96 APR -3 AM 10:06
FELIX Z. ELLIS, REGISTER
DAVIDSON COUNTY, TN.

5947 04/03 0101 03CHECK 286.50

MAIL ENV.

unimproved ( )
This is improved (X) property, known as 4105 Burrus Street, Nashville, TN 37216
(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 my hand this 1st day of April 19 96

Margaret Brewster Adams Powell
(Margaret Brewster Adams Powell

BOOK 10002 PG 422

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 Margaret Brewster Adams Powell, widow

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at GOODLETTSVILLE _____, Tennessee, this 1st day of April 19 96.

Commission expires January 24, 1998

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



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10002 PG 423

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	75000.00
			CON TX	277.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	286.50
			CHECK	286.50
04/03/96	01		10:09 0001	5947

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0167128
IDENTIF. # REFERENCE

96 APR -3 AM 10:06

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1023944