BOOK 10065 PG 996

PREPARED BY AND RETURN TO:

WILKINS & IVEY
Attorneys At Law
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Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: () Title No: 37733
Dav. Co. File: Box 8

96 MAY 30 AM 10:41
REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
0186757

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Sharon Lawson 225 37th Avenue North Nashville, Tennessee 37209	SAME

TAX MAP-PARCEL NUMBERS: 92-13-A-003

WARRANTY DEED

7017 05/30 0101 03CHECK 278.36

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 **Jeffrey B. Powell and spouse, Donna J. Powell,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Sharon Lawson, unmarried,** 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 condominium apartment in Davidson County, Tennessee, being Sylvan Square Condominium, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Exhibit C to the Master Deed of record in Book 7334, page 498, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

BEING the same property conveyed to Jeffrey B. Powell and spouse, Donna . Powell by deed from Melissa S. Cross, a single person of record in Book 9537, page 315, Register's Office for Davidson County, Tennessee.

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 7334, Page 498, said Register's Office, and to the matters set forth in the referenced Condominium Plan of record.
This is improved property, known as: 225 37th Avenue North, Nashville, Tennessee 37209

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 29th day of May, 1996. BOOK 10065 PG 997

Jeffrey B. Powell

Donna J. Powell

State of Tennessee
County of Davidson

On this 29th day of May, 1996, before me the undersigned authority, personally appeared **Jeffrey B. Powell** and **Donna J. Powell**, 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. 7/27/98

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

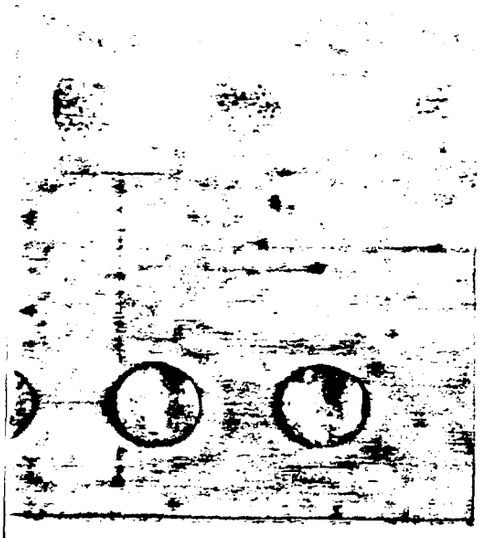
The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 72800.00

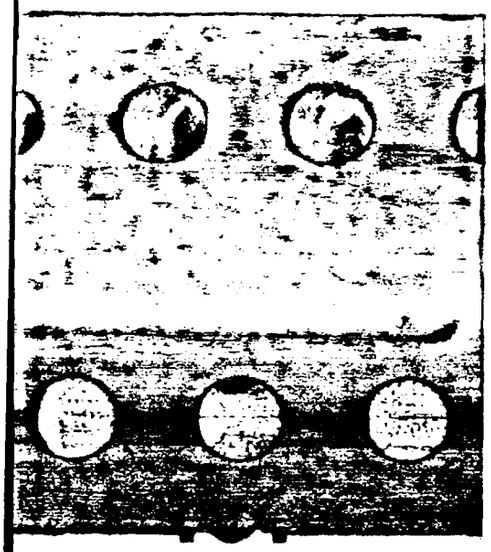
Affiant

Sworn and subscribed before me on the 29th day of May, 1996.

Notary Public

My Commission Expires: PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/98





OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10065 PG 998

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 72800.00
CON TX 269.36
PRFEE 1.00
WDEED 8.00
TOTAL 278.36
CHECK 278.36

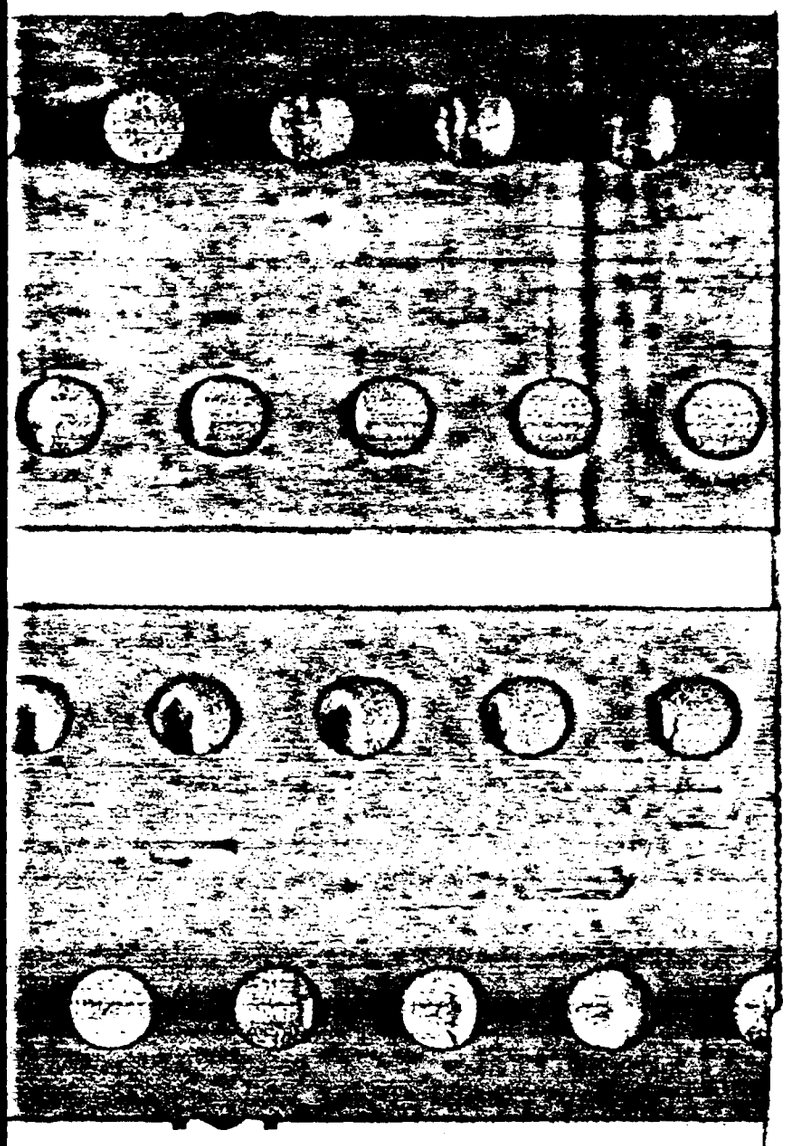
05/30/96 01 10:45 0001 7017

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0186757
IDENTIF. & REFERENCE

96 MAY 30 AM 10:41
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1044921



5-30-96

V010

BOOK 10065 PG 999