FILE BOX 45

WARRANTY DEED

prim 10083 pg 279

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 92,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF May 19 96

Notary Public

MY COMMISSION EXPIRES: May 24, 1997
(AFFIX SEAL)

PATRICIA NICHOLS NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth M. Jones (NAME)	Norwest Mortgage, Inc. (NAME)	MAP 53-6-0-B
2019 Waterford Drive (ADDRESS)	P. O. Box 31728 (ADDRESS)	PARCEL 107CO
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	Charlotte, NC 28231 (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, Larry W. Powell, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kenneth M. Jones, a single person

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:

BEING Lot No. 32, on the plan of Waterford, Phase 5B, of record in Plat Book 7950, Page 838 and 839, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING part of the same property conveyed to Larry Powell by deed from Waterford Associates, L.P., of record in Book 9867, Page 201, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 9530, Page 189, Book 9530, Page 185, Book 6900, Page 540, Book 8694, Page 216, Book 8699, Page 462, and Book 7463, Page 294, Register's Office for said County.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

unimproved ( )
This is improved (X) property, known as 2019 Waterford Drive, Old Hickory, TN 37138
(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 31st day of May 19 96

Larry W. Powell

BOOK 10083 PG 280

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 Larry W. Powell, married

the bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 31st day of May, 19 96

Commission expires May 24, 1997

Notary Public

PATRICIA NICHOLS NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

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

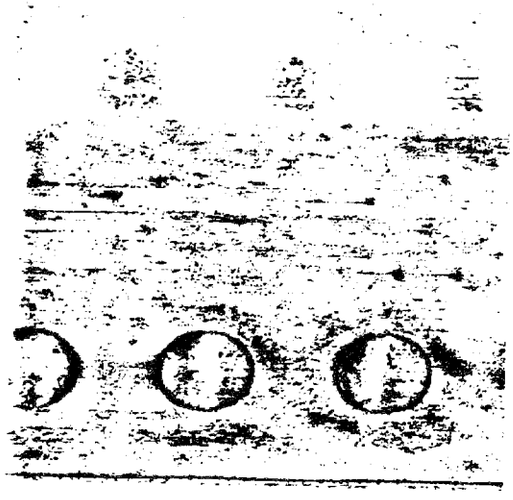
Notary Public

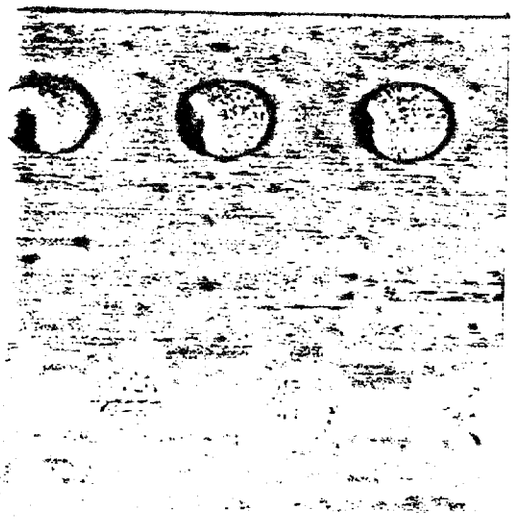
0191632
IDENTIFICATION REFERENCE

96 JUN 11 PM 2:01
FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

2291 06/11 0101 03CHECK 423.40

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





RECEIVED OF _____

FOR _____

BOOK 10083 PG 281

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
				112000.00
			CON TX	414.40
			PRFEE	1.00
			WDEED	8.00
			TOTAL	423.40
			CHECK	423.40
06/11/96	01		14:05 0001	2291

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0191632 IDENTIF. # REFERENCE

96 JUN 11 PM 2:02

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 1050126