File Box 9-B
First Title and Escrow Company, Inc.

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

BOOK 10110 PG 546

#13989

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
ERIC S. POWITZKY	NEW OWNER	103-6
(NAME)	(NAME)	
5651 Kendall Drive		100
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37209		8DA56842
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, FORREST F. SCHRUM, III AND WIFE, BEVERLY J. SCHRUM

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ERIC S. POWITZKY AND WIFE, ELIZABETH L. POWITZKY

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

ALL THAT TRACT OR PARCEL OF LAND DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Being the same property conveyed to Forrest F. Schrum, III and wife, Beverly J. Schrum by deed from Theodore Charles Kerner, Jr., and wife, Lisa Motsinger Kerner of record in Book 8122, page 99, said Register's Office.

This conveyance is made subject t: (1) Taxes for 1996 which have been prorated and assumed by the Grantees; (2) Easement of record in Book 5343, page 182, and (3) All matters appearing on the plan of record in Plat Book 1835, page 47, Register's Office for Davidson County, Tennessee.

Beverly Smith Schrum being one and the same as Beverly J. Schrum.

96 0 0 1 2 9

IDENTIFICATION

96 JUL -3 PM 2:58

DAVIDSON

1-40 07/03 0101 03CHECK 530.63

This is improved (XX) unimproved ( ) property, known as 5651 Kendall Drive, Nashville, Tennessee 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 28th day of June 19 96

Forrest F. Schrum, III

Beverly J. Schrum
by Forrest Franklin Schrum

BEVERLY J. SCHRUM aka BEVERLY SMITH SCHRUM
BY: FORREST FRANKLIN SCHRUM, III
ATTORNEY-IN-FACT BY POWER OF ATTORNEY
RECORDED SIMULTANEOUSLY HEREWITH

BOOK 10110 PG 547

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FORREST F. SCHRUM, III with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office, this 28th day of June, 19 96.

My commission expires 11/26/96 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FORREST FRANKLIN SCHRUM, III with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for the said BEVERLY J. SCHRUM and is authorized by the said BEVERLY J. SCHRUM to execute this instrument on her behalf.

Witness my hand, at Office this 28th day of June, 1996.

NOTARY PUBLIC

My Commission Expires: 11/26/96

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 139,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF June, 19 96

MY COMMISSION EXPIRES: 11/26/96 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM FORREST F. SCHRUM, III AND WIFE, BEVERLY J. SCHRUM

TO ERIC S. POWIT KY AND WIFE, ELIZABETH L. POWIT KY

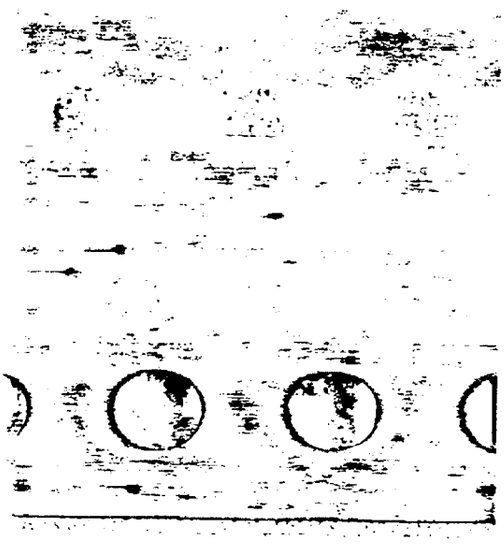
PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Brookside Courts Addition No. 2, as of record in Plat Book 1835, page 47, Register's Office for said County, to which plan reference is made for a more complete description.

Together with a permanent easement for driveway purposes of record in Book 5343, page 182, Register's Office for Davidson County, Tennessee, across the part of Lot 22 where a portion of the driveway is now located, and being more particularly described as follows:

Beginning at a point in the southerly margin of Kendall Drive, said point being the common front corner of Lot No. 22 and 21; thence along said margin easterly 5 feet; thence southerly 15.8 feet to a point in the common line between said Lots 22 and 21; thence along said line, northerly 15 feet to the beginning.

EXHIBIT "A"



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

RECEIVED OF _____

FOR BOOK 10110 PG 549

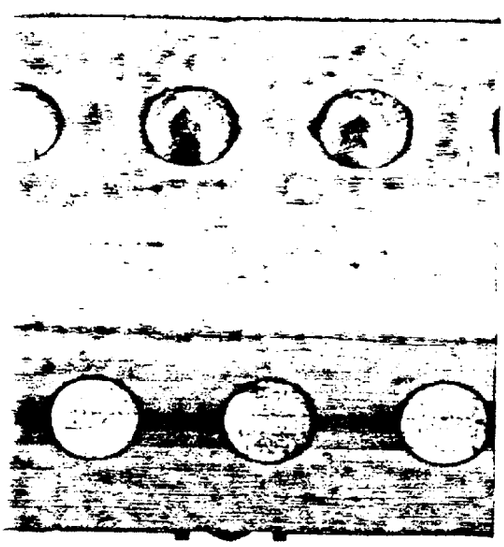
CO CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD WARRANTY DEED	UCC UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
139900.00
CON TX 517.63
PRFEE 1.00
WDEED 12.00
TOTAL 530.63
CHECK 530.63

07/03/95 01 15:01 0001 1445

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0200129

IDENTIFICATION REFERENCE

95 JUL -3 PM 12:58

REGISTER

DAVIDSON

No. 1059174