48
Read

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON BOOK 10153 PG 758

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 146,000.00

Kelly L. Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF August 19 96

Notary Public

MY COMMISSION EXPIRES: May 16, 1999
(AFFIX SEAL)

NOTARY PUBLIC TERESA L. GIBBARD WILLIAMSON CO. TENN. AT LARGE My Commission Expires 5-16-99

THIS INSTRUMENT WAS PREPARED BY

Lassiter, Tidwell & Hildebrand, P.O. Box 1369, Brentwood, TN 37024

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kelly L. Smith (NAME)	NEW OWNER (NAME)	172-08-0-B
1525 Celebration Way (ADDRESS)	(ADDRESS)	097.00CO
Nashville, TN 37211 (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, Arnold O. Powell, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kelly L. Smith

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, TN, being Lot No. 97 on the Plan of Revised Final Plat Phase One, Bridle Downs, of record in Plat Book 6900, Page 546 and amended in Book 6900, page 702, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Arnold O. Powell and wife, Joanne R. Powell by deed from Edward Jaskulski and wife, Laura Jaskulski of record in Book 8631, Page 318, Register's Office for Davidson County, TN. Joanne R. Powell having since died, the property is now vested in Arnold O. Powell as the surviving tenant.

Subject to Declaration of restrictive covenants of record in Book 7448, Page 772, Book 8814, page 631, Book 9818, page 68, Book 9873, page 497, Easement in Book 7379, page 28 and Surveyors Certificate of Correction in Book 8169, page 240, and all matters shown on the Plan of Record.

02 13683
IDENTIF. ↑ REFERENCE

96 AUG 12 PM 12:00
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

6114 08/12 0101 03CHECK 549.20

This is unimproved ( ) improved (X) property, known as 1525 Celebration Way, Nashville, TN 37211
(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 9th day of August 19 96

Arnold O. Powell

Arnold O. Powell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BOOK 10153 PG 759

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Arnold O. Powell, unmarried

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 Brentwood, _____, Tennessee, this 9th day of August 1995.

Commission expires May 16, 1999

TERESA L. BARNES NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN. My Commission Expires: 5-16-99

Notary Public

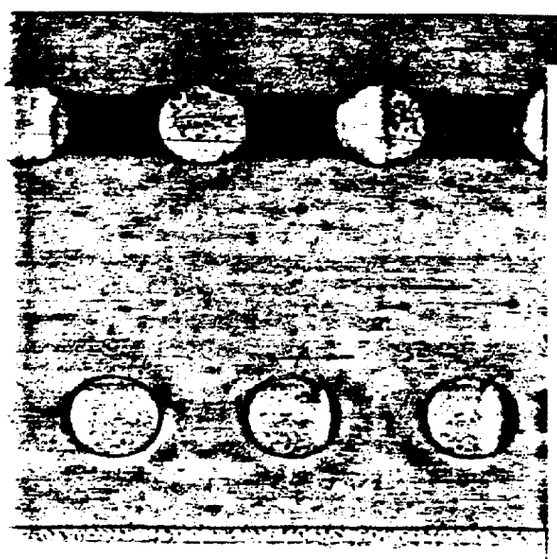
STATE OF TENNESSEE
COUNTY OF

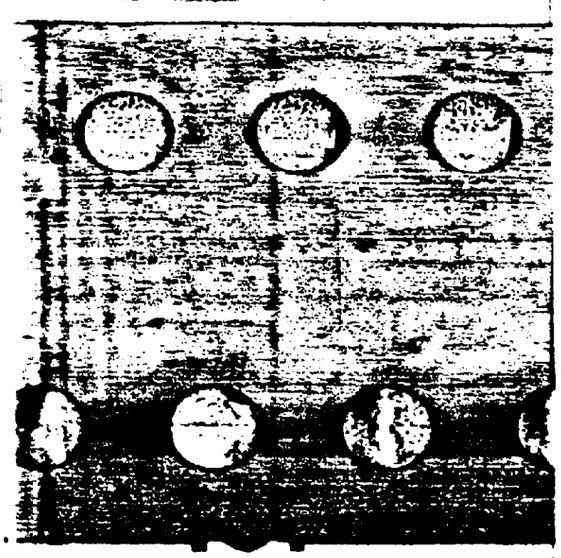
Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and 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 10153 PG 760

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 146000.00
				CON TX 540.20
				PRFEE 1.00
				WDEED 8.00
				TOTAL 549.20
				CHECK 549.20
08/12/96	01			12:03 0001 6114

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02 13683
IDENTIF. ↑ REFERENCE

96 AUG 12 PM 12:00
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1018702