BOOK 10196 PG 934 FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 83,029.00

Thomas G. Powell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF September 19 96

Notary Public

MY COMMISSION EXPIRES: January 20, 1999
(AFFIX SEAL)

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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
Thomas J. Powell (NAME)	First American National Bank (NAME)	MAP 133-7
3316 Colby Drive (ADDRESS)	First American Center (ADDRESS)	PARACEL 100
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Nashville, TN 37237 (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, Deborah Ann Powell, Executrix, Est. of Gladys O Shea

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas J. Powell and wife, Deborah S. Powell

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. 30 on the Revised map of Parma Heights, Section II, as of record in Book 2083, page 71, Register's Office for said County, described as follows:

BEGINNING at a point in the easterly margin of Colby Drive, the corner of Lots 30 and 31; thence northeastwardly with the line between said Lots, 103.5 feet to a point in the westerly margin of Glencoe Acres; thence with the westerly line of said subdivision , southwardly 19 feet to a point; thence continuing with the margin of said subdivision, southeastwardly 146 feet to a point in the northerly margin of Briggs Avenue; thence southwestwardly with the margin of same, 108.58 feet to a point, the beginning of a curve; thence around said curve, Northwestwardly 42.04 feet to a point in the easterly margin of Colby Drive; thence northwestwardly 123.7 feet to the beginning.

BEING the same property conveyed to Robert F. Shea and wife, Gladys B. Shea by deed from John Henry Shropshire and wife, Lola M. Shropshire, of record in Book 2925, Page 41, Register's Office for said County. The said Robert F. Shea and wife, Gladys O. Shea now being deceased. The said Deborah Ann Powell having authorization to sale said Estate per Probate Court Document #96P335.

unimproved ( )
This is improved (X) property, known as 3316 Colby Drive, 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 11th day of September, 19 96

Deborah Ann Powell

Deborah Ann Powell, Executrix

BOOK 10195 PG 935

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 Deborah Ann Powell, Executrix, Est. of Gladys O'Shea

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 Nashville, Tennessee, this 11th day of September, 1996

Commission expires January 20, 1999

C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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

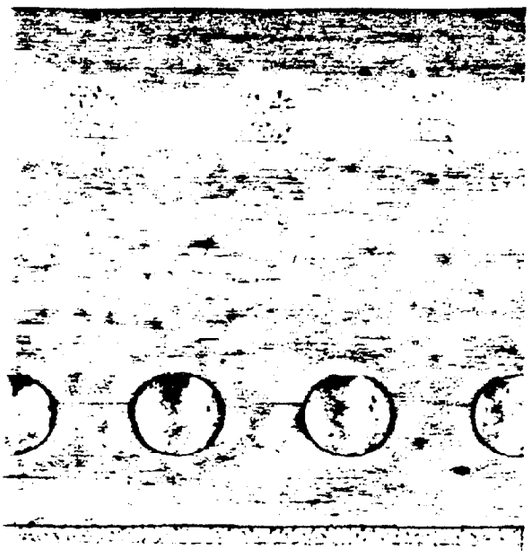
0227196

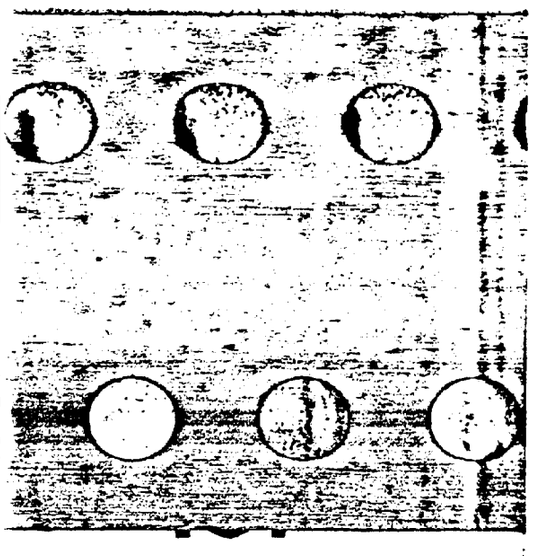
IDENTIFICATION REFERENCE

96 SEP 19 PM 3:38

[illegible] REGISTER
DAVIDSON COUNTY, TN.

0552 09/19 0101 03CHECK 316.21





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

RECEIVED OF _____

FOR _____

BOOK 10198 PG 936

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 83029.00
				CON TX 307.21
				PRFEE 1.00
				WDEED 8.00
				TOTAL 316.21
				CHECK 316.21
			09/19/96 01	15:42 0001 0552

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0227196
IDENTIF. & REFERENCE

96 SEP 19 PM 3:38
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1032973