After Recording Return To:
TitleEnterprises, Inc.
3354 Perimeter Hill, #114
Nashville, TN 37211

BOOK 10385 PG 426

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **STERLING D. MCGEE and spouse, DORIS MCGEE** (hereinafter referred to as "Grantor") have this day bargained and sold and do hereby transfer and convey unto **SHEILA A. POWELL, a single person,** (hereinafter referred to as "Grantee") their heirs and assigns, forever, that certain parcel of real estate located in Sumnar County, State of Tennessee, and being described as follows, to-wit:

SEE EXHIBIT "A"ATTACHED HERETO AND MADE APART HEREOF.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

Witness our hands this 17th day of March, 1997.

Sterling McGee Jr.
STERLING D. MCGEE

Doris McGee
DORIS MCGEE

8865 03/19 0101 03CHECK 197.63

97 MAR 19 PM 2:52
REGISTER
DAVIDSON COUNTY, TN.

02846446
IDENTIFICATION/REFERENCE

BOOK 10385 PG 427

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared STERLING D. MCGEE and spouse, DORIS MCGEE, the within named bargainors, to me personally known (or proved to me on the basis of satisfactory evidence) to be the persons who executed the foregoing instrument and acknowledged that they executed the same as THEIR free act and deed for the purposes therein contained.

Witness my hand and official seal this 17th day of March, 1997.

Lola A. Taylor
Notary Public

My Commission Expires: 02/22/2000

LOLA A. TAYLOR
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $49,900.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Veronica D. Daniel
Affiant

Subscribed and sworn to before me this 17th day of March, 1997.

Lola A. Taylor
Notary Public

My Commission Expires: 02/22/2000

LOLA A. TAYLOR
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE

THIS INSTRUMENT PREPARED BY:

Title Enterprises, Inc.
3354 Perimeter Hill, #114
Nashville, Tennessee 37211

MAP AND PARCEL NUMBERS: Map 071 Group 16 Parcel 0

ADDRESS NEW OWNER:

Sheila A. Powell
1311 N. 5Th Avenue
Nashville, TN

SEND TAX BILLS TO:

SAME

Exhibit "A"

Being Lot No. 10. on the Plan of Tom Joy Subdivision, as of record in Book 3600, page 47, Register's Office for Davidson County, Tennessee.

Said Lot No. 10 fronts 62.7 feet on the easterly side of North 5th Street and runs back between lines 166.7 feet on the northerly line and 170.00 feet on the southerly line to a line in the rear measuring 56.4 feet thereon.

Being the same property conveyed to Sterling D. McGee and spouse, Doris McGee, by Deed recorded in Book 9763, page 855, Register's Office for Davidson County,Tennessee,

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

RECEIVED OF _____

BOOK 10385 PG 429

FOR _____

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 49900.00
CON TX 184.63
PRFEE 1.00
WDEED 12.00
TOTAL 197.63
CHECK 197.63

03/19/97 01 14:51 0001 BB65

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0284644
IDENTIF. ↑ REFERENCE

97 MAR 19 PM 2:52
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1129184