BOOK 10407 PG 11

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 35,000.00

Clyde Powers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF April 19 97

Carolyn Adams
Notary Public

MY COMMISSION EXPIRES: 9/23/98
(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CLYDE POWERS (NAME)	SAME (NAME)	MAP 53-03
4244 OLD HICKORY BOULEVARD (ADDRESS)	(NAME) (ADDRESS)	PARCEL 138.00
OLD HICKORY, TN. 37138 (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, BENEFICIARY UNDER THE LAST WILL AND TESTAMENT OF FLORA H. PYRON being MARY FRANCES PYRON FORD HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CLYDE POWERS

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:

Situated in Davidson County, Tennessee, being Lot No. 69, Section C, Village of Old Hickory, as shown on plan recorded July 16, 1948, Book 1424, page 66, in Register's Office for Davidson County, Tennessee; fronting 57.0 feet on Debow Street.

Being the same property conveyed to Cecil Pyron and wife, Flora H. Pyron by deed of record in Book 1874, page 122, Register's Office for Davidson County, Tennessee; the said Cecil Pyron having predeceased Flora H. Pyron. Flora H. Pyron having since died, and pursuant to the Last Will and Testament of Flora D. Howell Pyron, Docket No. 97P-96, Probate Court for Davidson County, Tennessee, the property was devised to her daughter, Mary Frances Pyron Ford.

FLORA H. PYRON and FLORA D. HOWELL PYRON was one and the same person.

This is not the principal residence of the Grantor.

0291390

IDENTIFICATION ONLY

07 APR -4 PM 2:32

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

6109 04/04 0101 03CHECK 138.50

MAIL ENV.

This is unimproved ( ) improved (X) property, known as 1306 DEBOW STREET, 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 3rd day of April 19 97

Mary Frances Pyron Ford
MARY FRANCES PYRON FORD

BOOK 10407 PG 12

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 MARY FRANCES PYRON FORD

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 GOODLETTSVILLE, Tennessee, this 3rd day of April, 19 92

Commission expires 9/23/95

Notary Public

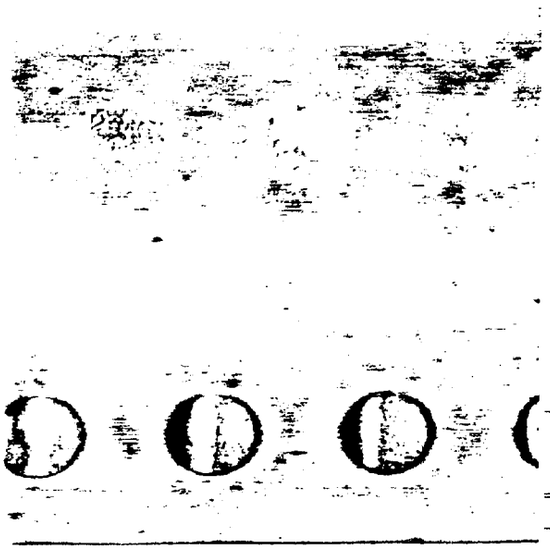
STATE OF TENNESSEE
COUNTY OF

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 10407 PG 13

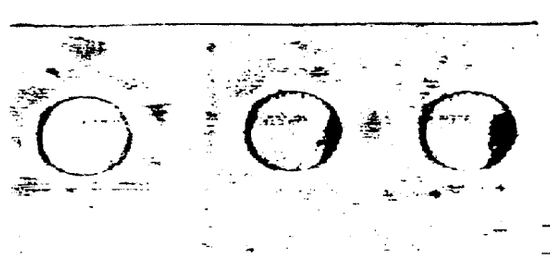
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

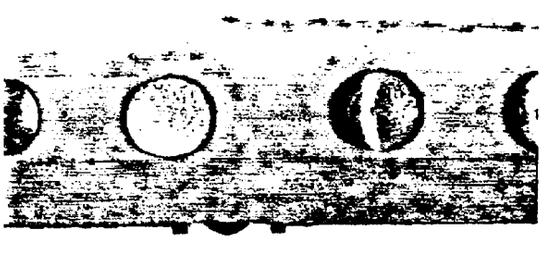
DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	35000.00
CON TX	129.50
PRFEE	1.00
WDEED	8.00
TOTAL	138.50
CHECK	138.50

04/04/97 01 14:38 0001 6109

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK





0291390
IDENTIFICATION REFERENCE

97 APR -4 PM 2:32
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 1136351