FILE BOX 45

WARRANTY DEED

BOOK 10493 PG 822

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 138,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF June, 19 97

Notary Public

MY COMMISSION EXPIRES: March 24, 2001
(AFFIX SEAL)

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
Jimmie C. Hartsfield (NAME)	Countrywide Home Loans, Inc. (NAME)	MAP 53-16
633 Kingsway Drive (ADDRESS)	155 N. Lake Ave.; P.O. Box 7137 (ADDRESS)	PARCEL 191
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	Pasadena, CA 91109-7137 (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, Larry Powell, d/b/a Larry Powell Builders

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jimmie C. Hartsfield and wife, Phyllis D. Hartsfield

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:

BEING Lot No. 12, on the plan of King Court, Section 3, of record in Plat Book 7900, Page 958 amended by Book 9708, Page 522, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Grantors by Deed of even date being recorded simultaneously herewith.

BEING part of the same property conveyed to Larry Powell d/b/a Larry Powell Builders by deed from Charles E. Rhoten and wife, Carole Rhoten, of record in Book 9942, Page 603, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 9665, Page 540, Book 9708, Page 522 and Book 9705, Page 872, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 633 Kingsway Drive, 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 12th day of June, 19 97

Larry Powell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 10493 PG 823

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Larry Powell, d/b/a Larry Powell Builders

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 Nashville, Tennessee, this 12th day of June, A.D. 19 97

Commission expires March 24, 2001

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 _____

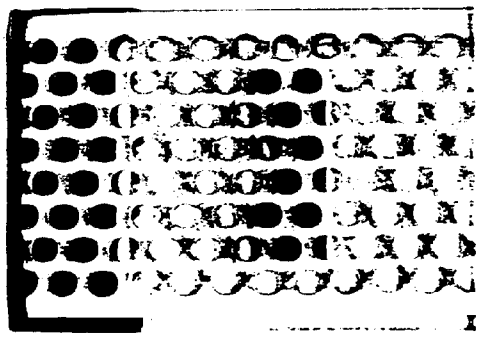
Notary Public

03163990
IDENTIF. → REFERENCE

97 JUN 16 PM 2:29

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

3558 06/16 0101 03CHECK 512-93



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

RECEIVED OF _____

FOR _____

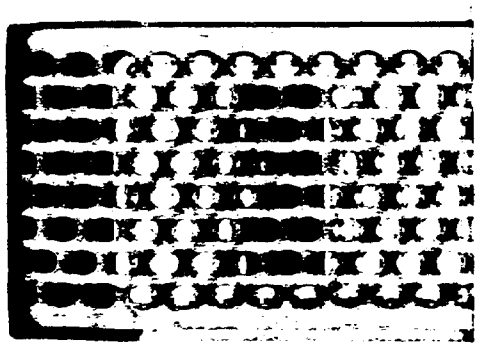
BOOK 10493 PG 824

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

CAHT
138900.00
CON TX 513.93
PRFEE 1.00
WDEED 8.00
TOTAL 522.93
CHECK 522.93
06/16/97 01 14:28 0001 3558

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



03116390
IDENTIF. # REFERENCE

97 JUN 16 PM 2:29
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1163442