This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
5110 Maryland Way, Suite 200
Brentwood, Tennessee 37027

BOOK 10614 PG 988

60

ADDRESS NEW OWNER:
David Power
1104 David Drive
Franklin, TN 37069

SEND TAX BILL TO:
Owner

MORTGAGEE:
David P. Risner and Robert F. Risner

MAP **119-9**
GROUP
PARCEL **2 & 3**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **David P. Risner, and Robert F. Risner**, hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **David Power**, hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

See Exhibit A attached hereto.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 1998 and subsequent years. The responsibility for 1997 real property taxes is accepted by the Grantors herein.

This is improved property known as 2633 and 2635 Grandview Ave., Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said "GRANTEE", his heirs and assigns, forever, and, GRANTORS do covenant with the said "GRANTEE" that they 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, "GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and his heirs and assigns, against the lawful claims of all persons whomsoever. Whereever 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 our hands this the 18th day of September, 1997.

David P. Risner

Robert F. Risner

97 SEP 19 PM 1:43
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

0350405
IDENTIFICATION REFERENCE

97 09/19 0101 03CHECK 605.00

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

BOOK 10614 PG 989

Personally appeared before me, the undersigned Notary Public in and for said County and State, **David P. Risner and Robert F. Risner**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 18th day of September, 1997.

M. L. Hickernell
NOTARY PUBLIC

My Commission Expires: 9/28/97

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $160,000.00.

AFFIANT

Subscribed and sworn to before me on this 18th day of September, 1997.

M. L. Hickernell
NOTARY PUBLIC

My Commission Expires: 9/28/97

BOOK 10614 PG 990

Exhibit "A"

Tract I:
2633 Grandview Ave., Nashville, TN

Land in Davidson County, Tennessee, being Lot "D" on the Map showing subdivision of the Hughes residence lot and lots Nos. 57, 58, 59, 60, 70, 71, 72, and 73 including an alley on the rear of said lots in Edenwold Park as of record in Book 421, page 153, said Register's Office.

Beginning on the westerly margin of Caldwell Avenue, formerly Marshall Avenue, 200 ft. northerly from the northerly margin of Central Blvd., being the corner of Lot "D" and Lot No. 4 on said Plan; thence with the westerly margin of said Avenue northerly 50 ft. to the corner of Lots "C" and "D"; thence westerly with the line between said two lots 335 ft. to the easterly margin of an alley; thence with the easterly margin of said alley southerly 50 ft. to the corner of Lots D and 4; thence easterly with the line between said two lots 364 ft. to the beginning.

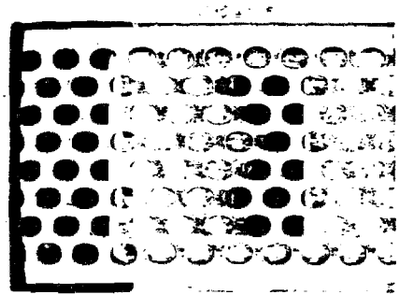
Being the same property conveyed to David P. Risnor (Risner) and Robert F. Risnor (Risner) and Oscar Odum by deed from Clarence Ellis and wife Nellie K. Ellis of record in Book 6171, page 272, said Register's Office; further being the same property in which Oscar Odum conveyed all his right, title and interest to David P. Risner and Robert F. Risner by deed of record in Book 6748, page 813, said Register's Office.

Tract 2:
2635 Grandview Ave., Nashville, TN

Land in Davidson County, Tennessee, being Lot No. 4 on the Map of Subdivision of the Hughes Residence Lot of record in Book 421, page 153, said Register's Office.

Beginning at a point in the westerly margin of Grandview Avenue, formerly Marshall Avenue, at the corner of Lots 3 and 4; thence with the line between said lots, westerly 259 ft. to a point; thence northwesterly 126 ft. to the easterly margin of an alley; thence with the margin of said alley northeasterly 50 ft. to the corner of Lot 4 and Lot "D"; thence with the line between Lots 4 and "D" southeasterly 115.3 feet to a point, and continuing with the line between said lots easterly 248.7 ft. to the westerly margin of Grandview Avenue; thence with the margin of the same southerly 50 ft. to the point of beginning.

Being the same property conveyed to David Risner and Robert Risner by deed from C. E. Ellis and wife Nellie K. Ellis of record in Book 4749, page 654, said Register's Office.



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 10614 PG 991

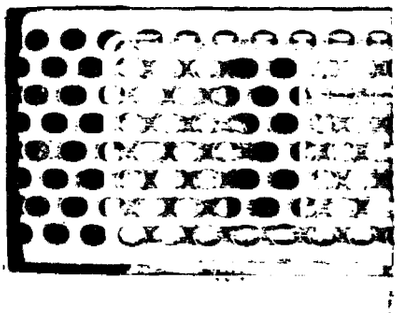
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
1600000.00
ERR CO
CAMT
1600000.00-
CAMT
160000.00
CON TX 592.00
PRFEE 1.00
WDEED 12.00
TOTAL 605.00
CHECK 605.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/19/97 01 13:44 0001 0624



0350405
IDENTIF. & REFERENCE

97 SEP 19 PM 1:43
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1200030