BOOK 10658 PG 247

WARRANTY DEED

STEVEN G. WATERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 23, 2000

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 84,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF October 19 97

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Steven G. Waters, Attorney, 1000 Northchase Drive, Suite 100, Goodlettsville, Tennessee 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George D. Powell	PNC Mortgage Corp. of America	MAP 41
(NAME)	(NAME)	
1335 Old Hickory Boulevard	75 North Fairway Drive	PARCEL 60
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37207	Vernon Hills, IL 60061	
(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, Maria Grass, a single person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO George D. Powell and wife, Jennifer A. 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:

TRACT I:

Land in the 10th Civil District of Davidson County, Tennessee, being a part of the J. W. Harris land as of record in Book 421, page 75, said Register's Office, and described according to a survey made by Ralph W. C. Lambert, Surveyor, dated June 16, 1956, as follows:

Beginning at an iron pin in the southerly margin of Old Hickory Boulevard in the east boundary line of the Harris land above mentioned; thence along said boundary line south 2 deg. 30' west 290.5 feet to an iron pin; thence north 66 deg. 52' west 150 feet to an iron pin; thence north 2 deg. 30' east 290.5 feet to an iron pin in the southerly margin of said Boulevard; thence along the margin of said Boulevard south 66 deg. 52' east 150 feet to the beginning.

TRACT II:

Beginning at a point, this point being the southeast corner of the L. H. Rizor property which is 290.5 feet south of Old Hickory Boulevard; thence South 2 deg. 3 min., West 209.74 feet along the fence line bounded by the Jessie B. Jackson property to an iron pin; thence North 85 deg. 41 min. West, 195.71 feet to an iron pin; thence North 14 deg. 8 min. East, 256.30 feet bounded by the Glenna Mae Dailey property to an iron pin; thence South 66 deg. 2. min. East 150.00 feet bounded by the L. H. Rizor property to an iron pin, this being the point of beginning and containing 0.909 acres.

Being the same property conveyed to Oscar Grass and wife, Maria Grass by deed from Landon Hume Rizor and Ida Dee Rizor Cunningham of record in Book 6715,

CONTINUED

unimproved ( )
This is improved (X) property, known as 1335 Old Hickory Boulevard, Nashville, Tennessee 37207
(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 24th day of October 19 97

Maria Grass

Maria Grass

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 Maria Grass, a single person

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 24th day of October, 19 97.

Commission expires _____

Notary Public

STEVEN G. WATERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires SEPT. 23, 2000

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

3758 10/27 0101 03CHECK 327.13

0362623

IDENTIFICATION REFERENCE

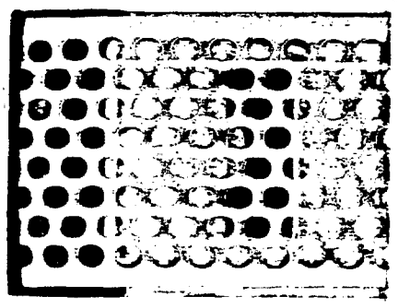
97 OCT 27 AM 8:37

FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

LEGAL DESCRIPTION CONTINUATION

page 159 and rerecorded in Book 6761 page 673, Register's Office, Davidson County, Tennessee. The said Oscar Grass having since deceased leaving Maria Grass as the surviving tenant by the entirety.

The legal description contained herein is the same as in the previous deed of record.



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

RECEIVED OF _____

FOR _____

BOOK 10658 PG 250

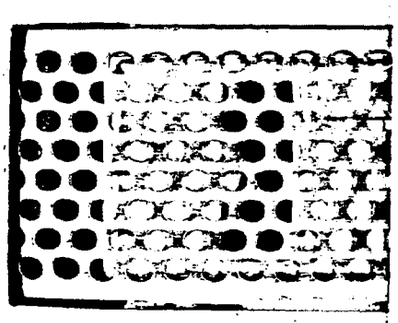
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 84900.00
CAMT 84900.00
CON TX 314.13
PRFEE 1.00
WDEED 12.00
VOID
CAMT 84900.00
TOTAL 327.13
CHECK 327.13

10/27/97 01 08:41 0001 3758

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0362623
IDENTIF. # REFERENCE

97 OCT 27 AM 9:37

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1213010