BOOK 10912 PG 376

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Keith Powers (NAME)	Same (NAME)	Map 062-13-0
1503 Riverwood Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 051.00
Nashville, TN 37216 (CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Eighty-four Thousand dollars and 00/100 ---------- --$84,000.00 DOLLARS

the receipt of which is hereby acknowledged,
We, Kitty Sue Ladd, Thomas Ladd, James K. Buck, Florence Buck, Paul H. Buck, and Susan Buck devisees under the Last Will and Testament of Ruby Sloan Buck as of record in Will Book 218, page 587, Probate Court Clerk's Office of Davidson County, Tennessee, and Kitty Sue Ladd Executrix of the Estate of Ruby Sloan Buck, with the power to convey real estate of the Estate of Ruby Sloan Buck

least

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

have bargained and sold, and by these presents do transfer and convey unto the said Keith Powers

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 33 on the Plan of the Subdivision of Riverwood, as of record in Book 547, page 62, Register's Office for said County, being Lot No. 2 on the unrecorded subdivision of said Lot No. 33, described according to a survey made by Cantrell, Connell and Creek, Engineers, March 20, 1950, as follows:

Beginning on the easterly margin of Riverwood Drive at the northwest corner of the property conveyed to Carson Eugene Hazelwood and wife, by deed from E.L. Radabaugh and wife, of record in Book 1816, page 19, said Register's Office; thencewith the northwesterly line of said Hazelwood property northeastwardly 199.5 feet to an iron pin on the westerly line of the property conveyed to Frank C. Bradford and wife, by deed from E.L. Radabaugh and wife, of record in Book 1942, page 217, said Register's Office; thence with said line northwardly 89 feet to an iron pin; thence south 70 degrees 25' west 146 feet to an iron pin on the easterly margin of Riverwood Drive; thence with said Drive south 23 degrees 23'west 35 feet, south 51 degrees 22' east 50 feet, south 13 degrees 09' east 50 feet, and south 21 degrees 40' east 16 feet, more or less, to the beginning.

Being the same real property conveyed to Ruby Sloan Buck by deed from Tom F. Jones and wife, dated October 30, 1953, filed November 4, 1953, and recorded in Book 2203, page 91, said Register's Office. The said Ruby Sloan Buck having since died, leaving her Last Will and Testament, which is of record in Will Book 218, page 587, Probate Court for Davidson County, Tennessee. J. T. Buck, spouse of Ruby Sloan Buck, having died May 1, 1997, predeceased Ruby Sloan Buck.

This is the same description as used in the previous deed.

unimproved ( )
This is improved (x) property, known as 1503 Riverwood Drive, Nashville, TN 37216
(House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 1 day of May, 98.

Kitty Sue Ladd, exec.
Kitty Sue Ladd, Executrix

Thomas Ladd
Thomas Ladd, spouse

James K. Buck

Florence Buck
Florence Buck, spouse

Paul H. Buck

Susan Buck
Susan Buck, spouse

BOOK 10912 PG 377

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, undersigned, **a Notary Public in and for said County and State, the within named** Kitty Sue Ladd and husband Thomas Ladd, James K. Buck and wife Florence Buck, and Paul H. Buck and wife Susan Buck, and Kitty Sue Ladd Executrix of the Estate of Ruby Sloan Buck

the bargainor S, **with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that** they **executed the within instrument for the purposes therein contained.**

Witness my hand and official seal at Nashville, TN, **this** ____ **day of** May, **19** 98.

My commission expires 11-25-2000 **Notary Public** John Aaron Holt

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, **a Notary Public of the State and County aforesaid, personally appeared** _____ **and** _____ **with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged** _____ **to be the** _____ **and** _____ **respectively of** _____, **the within named bargainor, a corporation, and that** _____ **as such** _____ **and** _____ **executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said** _____ **as** _____ **and attesting the same by the said** _____ **as** _____.

Witness my hand and seal, at office in _____, **this** _____ **day of** _____, **19**____.

_____ **Notary Public**

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 84,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Keith Powers
Keith Powers

Sworn to and subscribed before me
this 1 **day of** May, **19** 98.

My commission expires 11-25-2000 **Notary Public** John Aaron Holt

This instrument was prepared by:
John Aaron Holt, Esquire, 311 White Bridge Road, Nashville, TN 37209
Name **Address**

1753 05/04 0101 03CHECK 319.80

WARRANTY DEED

FROM Kitty Sue Ladd, Executrix of the Estate of Ruby Sloan Buck

TO Keith Powers

IDENTIF. ↑ REFERENCE 043693

98 MAY -4 AM 9:56

PELL Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 10912 PG 378

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 84000.00
CON TX 310.80
PRFEE 1.00
MDEED 8.00
TOTAL 319.80
CHECK 319.80

05/04/98 01 09:58 0001 1753

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98 MAY -4 AM 9:56
REFERENCE
0432693
ENTIE
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1287829