BOOK 10930 PG 970

BOX 44

THIS INSTRUMENT PREPARED BY:
Wesley D. Turner
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
230 Fourth Avenue, North
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $52,500.00.

Terry B. Powell
Affiant

Subscribed and sworn to before me, this 13th day of May, 1998.

Notary Public

My Commission Expires: 9-26-98

JULIE N. READ NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

Address New Owner As Follows:
William E. Powell, Jr., and wife,
Terry B. Powell
7 Wynstone
Nashville, TN 37215

Send Tax Bills To:
SAME

Map-Parcel Number:
158-4A-114.00CO

98 MAY 13 PM 4:08
FELIX A. MALLOY II REGISTER
DAVIDSON COUNTY, TN.

04377735
IDENTIF. & REFERENCE

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **WYNONNA ELLEN JUDD, NOW KELLY,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **WILLIAM E. POWELL, JR., AND WIFE, TERRY B. POWELL,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 56 on the Plan of Section Three, Otter Wood, of record in Book 6900, page 789, Register's Office for Davidson County, Tennessee.

Said Lot No. 56 fronts 144.6 feet on the northeasterly margin of Wynstone and extends back 472.88 feet on the northwesterly line and 575.29 feet on the southeasterly line to a dead line in the rear measurig 230.29 feet thereon.

Being the same property conveyed to Wynonna Ellen Judd (now Kelly) by deed from Otter Wood, Ltd., a Tennessee Limited Partnership, of record in Book 7745, page 21, Register's Office for Davidson County, Tennessee; the said Wynonna Ellen Judd, Wynonna Judd Kelly and Wynonna Judd being one and the same person.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to: BOOK 10930 PG 971

1. 1998 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Declaration of Covenants, Conditions and Restrictions contained in instrument of record in Book 7260, page 483, Register's Office for Davidson County, Tennessee, as amended in Book 8762, paeg 199, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Book 6900, page 789, Register's Office for said County.

This is unimproved property known as 9 Wynstone, Nashville, TN 37215.

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 I covenant with the said Grantees that I am 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 further covenant and bind myself, my heirs and assigns, 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 person whomsoever.

WITNESS my hand this 12th day of May, 1998.

Wynonna Ellen Judd Kelly
Wynonna Ellen Judd Kelly

By: [signature] atty in fact
George V. Crawford, Jr., Attorney-in-fact, pursuant to Limited Power of Attorney of record in Book 10930, page 967, Register's Office for Davidson Co., TN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **GEORGE V. CRAWFORD, JR.,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

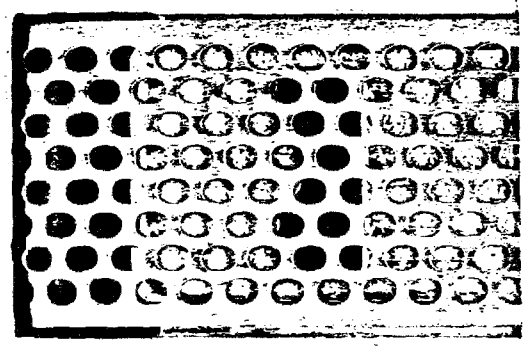
WITNESS my hand, at office, this 12th day of May, 1998.

[signature]
Notary Public

NOTARY PUBLIC DAVIDSON

My Commission Expires: 3/23/2002

0101 03CHECK 203.25



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

RECEIVED OF _____

FOR _____

PAID 10930.972

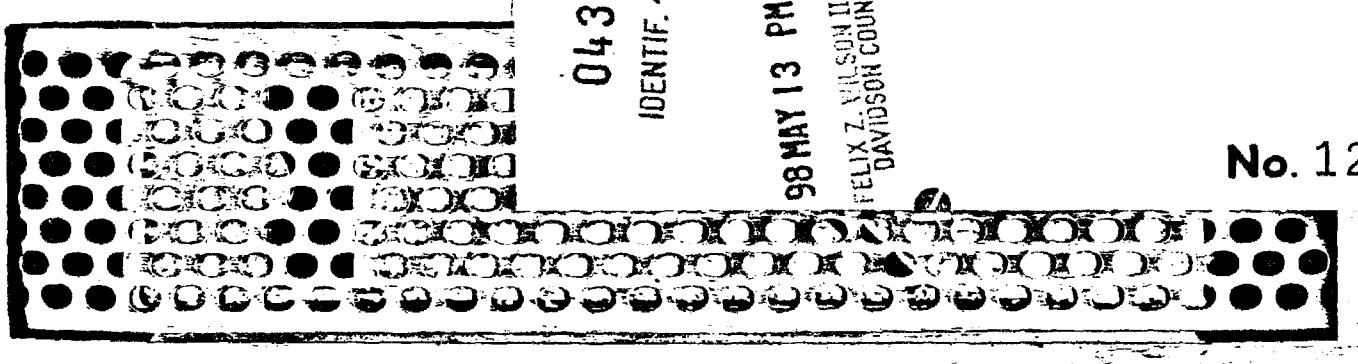
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 52500.00
CON TX 194.25
PRFEE 1.00
WDEED 8.00
TOTAL 203.25

CHECK 203.25
05/13/98 01 16:13 0001 7104

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0437735
IDENTIF. # REFERENCE

98 MAY 13 PM 4:08
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1293118