BOOK 10932 PG 129

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR ~~THIS TRANSFER IS~~ 28,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF May 19 98

Roberta Gregory
Notary Public

MY COMMISSION EXPIRES: 7-17-2000
(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
Wendell Ethridge, Trustee (NAME)	New Owner (NAME)	MAP 76 PARCEL 22
105 Cherry Branch Lane (ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138 (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, Larry Powell Builders, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Wendell Ethridge, Trustee

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:

A tract of land lying in the 4th Civil District of Davidson County, Tennessee, as shown on an unrecorded survey by Robert H. Meade, Engr., dated April 4, 1959, and being more particularly described as follows, to-wit:

TRACT No. 1: BEGINNING at an iron pin in the intersection of Tulip Grove and Chandler Roads and thence with the center line of Tulip Grove Road North 11 deg. 44' East, 60 feet to a point where the center line of said Road intersects the southerly margin of the Tennessee Central Rail Road right of way; thence with said margin of said right of way North 89 deg. 15' East, 129.9 fet to a point; thence with said margin of said right of way South 89 deg. 59' East, 1167 feet to a point; thence with said margin of said right of way North 88 deg. 04' East 238.2 feet to a point; thence South 3 deg. 43' East 37 feet to a point in the center line of Chandler Road; thence with said center line of said Road South 81 deg. 43' West, 279.6 feet to a point; thence on a curve with said center line of said Road 489.3 feet to a point; thence with said center line of said Road North 86 deg. 52' West, 568.6 feet to a point; thence with said center line of said Road South 89 deg. 58' West 217.1 feet to the point of origin, containing 2.6 acres, more or less.

Being the same property conveyed to Larry Powell Builders, Inc. by deed from Robert V. Gray, Jr. and wife, Margaret Cross Gray, of record in Book 10917, page 167, said Register's Office.

This is improved ( ) property. known as Tulip Grove Road, Hermitage, TN 37076
(x) unimproved (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 6th day of May 1998

Larry Powell Builders, Inc.
By: Larry W. Powell
Larry W. Powell, President

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

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Larry W. Powell and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the President and _____ respectively of the Larry Powell Builders, Inc. the within named bargainor, and corporation, and that he as such President 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 Larry W. Powell as such President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, TN on this the 6th day of May 1998.

My commission expires March 24, 2001

Patricia Nicholls
Notary Public

PATRICIA NICHOLLS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

043815
IDENTIF. & REFERENCE

98 MAY 14 PM 1:29

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

7507 05/14 0101 03CHECK 12.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10932 PG 131

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 28000.00
CON TX 103.60
PRFEE 1.00
WDEED 8.00
TOTAL 112.60
CHECK 112.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 7507

0438115
IDENTIF. # REFERENCE

98 MAY 14 PM 1:29

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1293515