BOOK 10948 PG 935

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 140,500.00

James L. Shaw, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF May 19 98

Laura A. Beasley
Notary Public

MY COMMISSION EXPIRES: 4/24/2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James L. Shaw, Jr.	FT Mortgage Companies d/b/a	MAP 141-12B
(NAME)	First Tennessee (NAME) Mtg. Co., Inc.	
105 Eller Court	P.O. Box 146	PARCEL 77
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Memphis, TN 38101	
(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, Andrew L. Powell and wife, Michelle E. Powell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James L. Shaw, Jr.

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:

Land in Davidson County, Tennessee, being Lot No. 72 on the Plan of Southampton, Phase Four, of record in Book 6250, page 565, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Andrew L. Powell and wife, Michelle E. Powell by deed from Richard C. Smith of record in Book 10155, page 48, Register's Office for Davidson County, TN.

Subject to restrictions of record in Book 6624, page 569, said Register's Office.

This conveyance is subject to any and all existing easements of record.

Taxes for the year 1998 are prorated and assumed by the Grantee(s) herein.

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

unimproved ( )
This is improved (X) property, known as 105 Eller Court, Nashville, TN 37221
(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 our hand s this 26th day of May 19 98

Andrew L. Powell by Michelle E. Powell Attorney in fact
Andrew L. Powell by Michelle E. Powell by Power of Attorney recorded simultaneous herewith. Andrew L. Powell and Andy Powell are one and the same person.

Michelle E. Powell
Michelle E. Powell

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 Michelle E. Powell

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 Nashville, Tennessee, this 26th day of May 19 98.

Commission expires 11/24/2001

Laura A. Beasley
Notary Public

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On May 26, 1998, before me personally appeared Michelle E. Powell to me known to be the person who executed the foregoing instrument in behalf of Andrew L. Powell and acknowledged that she executed same as the free act and deed of said Andrew L. Powell for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 26th day of May 1998.

My Commission Expires:

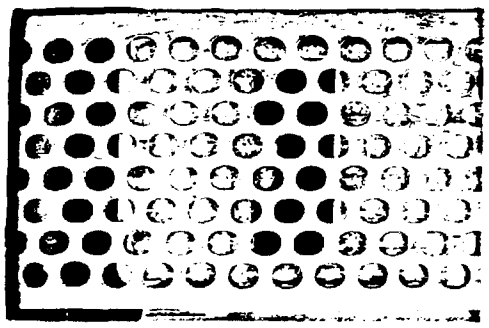
11/24/2001

Laura A. Beasley
Notary Public

DAVIDSON COUNTY, TENN.

DEBT 15.00 DCL 030MECK 526.00

0442929
IDENTIF. & REFERENCE
98 MAY 28 PM 12:10
DAVIDSON COUNTY, TN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

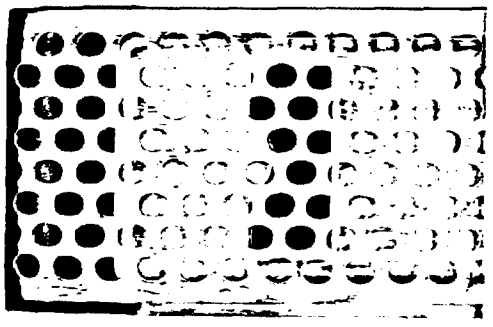
BOOK 10948 PG 937

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

CAHT
140500.00
DON TX 515.85
PRFEE 2.00
MISCEL 8.00
TOTAL 525.85
CHECK 525.85
05/28/98 01 12:10 0001 0037

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0442929
IDENTIF. # REFERENCE
98 MAY 28 PM 12:10
FELIX Z. WILSON, III REGISTER
DAVIDSON COUNTY, TN.

No. 1299581