[illegible]

BOOK 10990 PG 233

STATE OF TENNESSEE
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 157,200.00

David H. Powelson
Affiant

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

Notary Public

MY COMMISSION EXPIRES 1-17-99

Mail

PREPARED BY:
BRIAN L. SMITH, ESQ. & ASSOCIATES
POST OFFICE BOX 663
GALLATIN, TENNESSEE 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
David H. Powelson (NAME)	FT Mortgage Companies, d/b/a First Tennessee Mortgage Co. (NAME)	12-83
8158 Old Springfield Highway (STREET ADDRESS OR ROUTE NUMBER)	10741 King William Drive (STREET ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (P.O. ZIP)	Dallas, TX 75220 (CITY) (STATE) (ZIP)	

FOR AND IN 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, Richard H. Cawthorn and wife, Mary C. Cawthorn

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David H. Powelson and wife, Linda L. Powelson

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. 4, on the plan of Hardiman Subdivision, as shown on plat of record in Plat Book 5800, Page 103, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Richard H. Cawthorn and wife, Mary C. Cawthorn, by Deed of Record in Book 9198, page 1, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.
The above legal description is the same as that contained in the previous deed of record.

5070 06/24 0101 03CHECK 590.64

This is unimproved ( ) improved (XX) property, known as 8158 Old Springfield Highway (House Number) (Street) Goodlettsville, TN 37072 (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. 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 hand(s) this 19th day of June, 19 98

Richard H. Cawthorn

Mary C. Cawthorn

STATE OF ~~TENNESSEE~~ TEXAS
COUNTY OF Angelina

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Personally appeared before me, the undersigned a Notary Public in and for said County and State, the within named Richard H. Cawthorn and wife, Mary C. Cawthorn

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 TEXAS, ~~Tennessee~~ this 19th day of June, 1998.

Commission expires 04.30.2002

CHERYL W. ROY
Notary Public
STATE OF TEXAS
My Commission Expires 10-30-00

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 (his oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) as such _____ (they) and _____, being authorized so to do, executed 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_____.

Commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

TO

Furnished by:

045506
RECEIVED FOR REFERENCE
98 JUN 24 PM 1:56

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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 157200.00
CON TX 581.64
PRFEE 1.00
WDEED 8.00
TOTAL 590.64
CHECK 590.64

06/24/98 01 13:56 0001 5070

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0454506 IDENTIF. # REFERENCE

98 JUN 24 PM 1:56

No. 1310883