BOOK 10993 PG 591

WARRANTY DEED

File No: 00287573

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jimmy Lee Lentz	First American Nat'l Bank	Map 161-10-A
[NAME]	[NAME]	
5369 Village Way	POB 290396	Parcel 70
[STREET ADDRESS OR ROUTE NUMBER]	[STREET ADDRESS]	
Nashville, TN 37211	Nashville, TN 37229	
[CITY] [STATE] [ZIP]	[CITY] [STATE] [ZIP]	

FOR AND IN CONSIDERATION of the sum of Ten and 00/100----------($10.00) Dollars, cash in hand paid by Grantee(s) and other good and valuable consideration accepted as cash the receipt and sufficiency of which are hereby acknowledged.

Peter O. Powell and wife, Kimberly Ann Powell

have this day bargained and sold, and do hereby transfer and convey unto the said Jimmy Lee Lentz and wife, Vanessa Lentz

the Grantees herein, their (successors), heirs and assigns, certain real estate in DAVIDSON County Tennessee, as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

6056 06/26 0101 03CHECK 493.07

STATE OF Tennessee } The actual consideration or value which ever is greater,
COUNTY OF Williamson } for this transfer is $ 129,750.00

Subscribed and sworn to before me, this the 25TH day of JUNE, 19 98.

Affiant

Notary Public Linda V. Jones

My Commission Expires: 09/08/01 [Affix Seal]

LINDA V. JONES NOTARY PUBLIC AT LARGE WILSON COUNTY TENN

My Commission Expires SEPT. 8, 2001

unimproved ( )
This is improved (X) property known as 5369 Village Way, Nashville
[House Number] [Street] [P.O. Address] [City or Town]

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenants that we are lawfully seized and possessed of real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, out heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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 25TH day of JUNE, 19 98, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Peter O. Powell
Peter O. Powell, by James L. Powell, Jr., his Attorney-in-Fact

Kimberly Ann Powell
Kimberly Ann Powell, by James L. Powell, Jr., her Attorney-in-Fact

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STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me Linda V. Jones, a Notary Public in and for said County and State Peter O. Powell and wife, Kimberly Ann Powell

the within named 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 Williamson COUNTY, Tennessee, this 25TH day of JUNE, 19 98.

Notary Public
Linda V. Jones

Commission expires 09/08/01

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared James L. Powell, Jr. to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Peter O. Powell and wife Kimberly Ann Powell and who acknowledged that he executed the same as the free act and deed of said Peter O. Powell and wife Kimberly Ann Powell.

Witness my hand, at Brentwood Tennessee, this 25th day of June, 1998.

Notary Public

LINDA JONES NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

My Commission Expires SEPT. 8, 2001

My commission expires: 09-08-2001

THIS INSTRUMENT WAS PREPARED BY:

JOSEPH B. PITT, JR., ATTORNEY
414 UNION STREET, SUITE 1800
NASHVILLE, TN 37219

WARRANTY DEED

FROM

TO

Compliments of
Chicago Title Insurance Company
First Floor - First American Center
Phone 225-4631
NASHVILLE, TENNESSEE 37238

EXHIBIT A

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Being Lot No. 89 on the Plan of Villages of Brentwood, Phase One of record in Plat Book 5200, page 613, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Peter Owen Powell and wife, Kimberly Ann Powell, by deed from Russell Stewart Bradley and wife, Margo Bradley, of record in Book 9441, page 699, Register's Office for Davidson County, Tennessee.

04554 13

IDENTIF. & REFERENCE

98 JUN 26 AM 10:33

FELIX Z. WILSON III, REGISTER
DAVIDSON COUNTY, TN.

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 129750.00
CON TX 480.07
PRFEE 1.00
WDEED 12.00
TOTAL 493.07
CHECK 493.07
06/26/98 01 10:33 0001 6056

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0455413
IDENTIF. # REFERENCE

98 JUN 26 AM 10:33
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1311858