WES 44

THIS INSTRUMENT PREPARED BY: **Wesley D. Turner** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** Third Floor 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 $17,800.00 Larry W Powell **AFFIANT** Subscribed and sworn to before me, this 10th day of July, 1998. Wesley D. Turner Notary Public My Commission Expires: 5/24/99

Address New Owners As Follows:	**Send Tax Bills To:**	**Map-Parcel Number:**
Larry Powell Builders, Inc. Attn: Mr. Larry W. Powell 4814 Old Hickory Blvd. Hermitage, TN 37076	SAME	Part of Map 34 Parcel 49

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 Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **J. S. EARHART PLUMBING, INC., a Tennessee corporation,** hereinafter called the Grantor, have bargained and sold, and by these presents does transfer and convey unto **LARRY POWELL BUILDERS, INC., a Tennessee corporation** hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 203 on the Final Subdivision Plat, Phase Two-B, Cedar Bluff Subdivision of record in Book 9700, page 509, and Book 9700, page 663, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being a part of the property conveyed to J. S. Earhart Plumbing, Inc., a Tennessee corporation, by quitclaim deed from Federal Deposit Insurance Corporation, a United States corporation, of record in Book 7946, page 756, Register's Office for Davidson County, Tennessee.

This property is conveyed subject to:

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 Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 9700, page 509, and re-record 9700, page 663, Register's Office for said County.

This is unimproved property known as Cedar Bluff Subdivision, Lot No. 203, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and it covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors heirs and assigns, against the lawful claims of all person 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 hands this 10th day of July, 1998.

J. S. EARHART PLUMBING, INC.,
a Tennessee corporation

By: J. S. Earhart Sr.
J. S. Earhart, Sr. President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **J. S. EARHART, SR.,** 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 **PRESIDENT** 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 10th day of July, 1998.

Wesley D. Turner
Notary Public

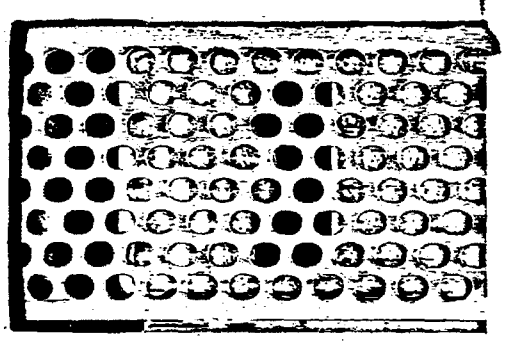
My Commission Expires: 5/30/99

WESLEY D. TURNER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

0461121
IDENTIF. + REFERENCE
98 JUL 10 PM 2:50
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

2104 07/10 01.01 03CHECK 76.86

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

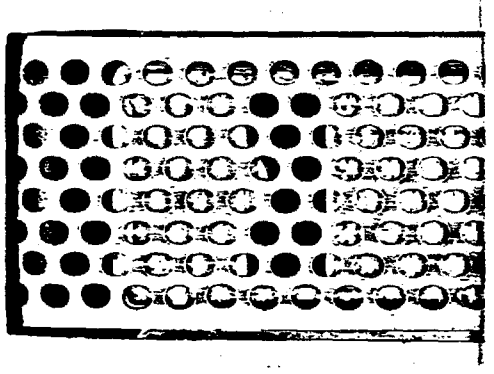
RECEIVED OF _____

FOR _____

BOOK 11016 PAGE 348

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 17800.00
CON TX 65.86
PRFEE 1.00
MISCEL 8.00
CLERK 2.00
TOTAL 76.86
CHECK 76.86

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/10/98 01 14:50 0001 2104

98 JUL 10 PM 2:50
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0461121
IDENTIF. ↑ REFERENCE

No. 1317817