[Space Above This Line for Recording Data]

WARRANTY DEED

This Indenture made this **24th** day of **July, 1998** between **Tony E. McLester and Kimberly L. McLester, Married** , GRANTORs, and **Kevin A. Powell, an unmarried person**, as GRANTEE.

W I T N E S S E T H, That said Grantors, for and in consideration of the sum of TEN AND 00/100'S ($10.00) Dollars and other good and valuable considerations to said Grantors in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee and Grantee(s)' heirs forever the following described land located in the County of **Davidson**, State of Tennessee, to-wit:

Being Lot No. 38 on the Plan of Crutcher Brother's Subdivision of record in Book 161, page 158, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Tony E. McLester and wife, Kimberly L. McLester by Warranty Deed from Lawanna Newton Douglas, Administratrix of the Estate of Brown Henderson Newton of record in Book 6572, page 798, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Book 161, page 158, Register's Office for Davidson County, Tennessee.

Subject to any and all easements and/or restrictions of record in the Register's Office for Davidson County, 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, their heirs and assigns, forever; and we do covenant with said Grantee 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 Grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors s ve hereunto set their hand and seal this day and year first above written.

WITNESSES

_____

_____

Tony E McLester
Tony E. McLester,

Kimberly L McLester
Kimberly L. McLester,

0469046
IDENTIF. ↑ REFERENCE

98 JUL 31 AM 8:58
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0620 07/31 0101 03CHECK 214.50

COUNTY OF DAVIDSON
STATE OF TENNESSEE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tony E. McLester and Kimberly L. McLester, the bargainors, with whom I am personally acquainted (or proved to be 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 this24th day of July, 1998.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5/30/99

COUNTY OF DAVIDSON
STATE OF TENNESEE

The actual consideration or value, whichever is greater, for this transfer is $55,000.00

Kevin A. Powell
Affiant

Subscribed and sworn before me this 24th day of July, 1998

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5/30/99

Mail

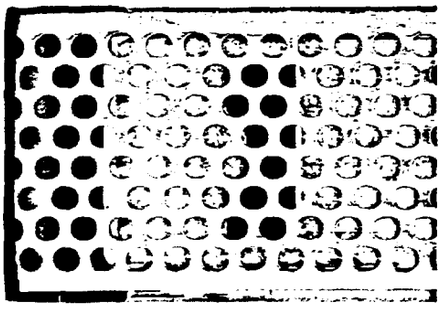
Prepared by:
Equity Search, Inc.
2323 Hillsboro Road #506
Nashville, TN 37212

Address of New Owner:
Kevin A. Powell
1123 Pennock Avenue
Nashville, Tennessee 37207

Send Tax Bills To:
Long Beach Mortgage Company
210 25th Ave. N. #500
Nashville, Tennessee 37203

Map & Parcel No.
Map 82-3 Parcel 325

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



RECEIVED OF _____

FOR _____

BOOK 11043 PAGE 813

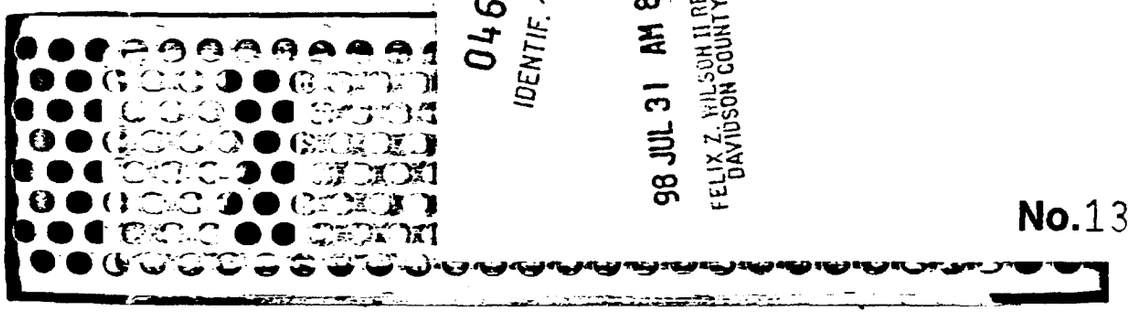
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 55000.00
CON TX 203.50
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 214.50
CHECK 214.50

07/31/98 01 08:59 0001 0620

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0469046
IDENTIF. ↑ REFERENCE

98 JUL 31 AM 8:58
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1326235