This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

ADDRESS NEW OWNER:
Christopher Powers and Brandy L. Shewmaker
4644 Packard Drive
Nashville, Tennessee 37211

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 148-14
PARCEL 187

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Stephen F. Hupka and wife, Jean Hupka hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Christopher Powers and Brandy L. Shewmaker, both unmarried, as joint tenants with right of survivorship, 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:

> BEING Lot No. 112, on the Revised Plan of Haywood Forest, Section 2, of record in Plat Book 5200, Page 225, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Stephen F. Hupka and wife, Jean Hupka, by deed from Melinda D. Butner and husband, David E. Butner of record in Book 9817, Page 180, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance is subject to restrictions of record in Book 5480, Page 13, and such easements and setback lines of record in Plat Book 5200, Page 225, said Register's Office.

This Property is conveyed "AS IS, WHERE IS" and is subject to any and all easements of record.

Taxes for 1998 have been pro-rated and paid.

This is improved property known as 4644 Packard Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Christopher Powers and Brandy L. Shewmaker, both unmarried, their heirs and assigns, forever; and we, Stephen F. Hupka and wife, Jean Hupka 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 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 30th day of November, 1998.

Stephen F. Hupka

Jean Hupka

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Stephen F. Hupka and wife, Jean Hupka the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 30th day of November, 1998.

NOTARY PUBLIC

GENE W. FLOYD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 1/27/2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 65,000.00.

AFFIANT

Subscribed and sworn to before me this 30th day of November, 1998.

NOTARY PUBLIC
My Commission Expires: 1/27/2001

GENE W. FLOYD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

0518987
IDENTIF. ↑ REFERENCE

98 DEC -2 AM 9:00
[illegible] REGISTER
DAVIDSON COUNTY, TN.

3863 12/02 0101 03CHECK 255.-

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 66000.00
				CON TX 244.20
				PRFEE 1.00
				WDEED 8.00
				CFEE 2.00
				TOTAL 255.20
				CHECK 255.20
			12/02/98 01	09:00 0001 3B63

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0518987
IDENTIF. # REFERENCE

98 DEC -2 AM 9:00

REGISTER
DAVIDSON COUNTY, TN

No. 1378890