BOX 25-B

THIS INSTRUMENT PREPARED BY:
David C. Rutherford, Attorney
Suite 400 Washington Square
Nashville, TN 37201

WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration of value, whichever is greater, for this transfer is ~~is~~ $50,000.00.

Affiant

Sworn to and subscribed before me this 6th day of January, 1999.

NOTARY PUBLIC

My Commission Expires: 7-27-2002

99 JAN -7 AM 9:29
BILL HARRELL REGISTER
DAVIDSON COUNTY, TN.

MAP & PARCEL IDENTIF. & REFERENCE

05338827

BOOK 11286 PAGE 501

ADDRESS - NEW OWNER
Robert Ross Powell, etux
1902 Russell St
Nashville, TN 37206

SEND TAX BILLS TO:
Same

MAP/PARCEL NUMBER:
Map 83-14
Parcel 155

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Joe E. McCreery and wife, Rosetta D. McCreery**, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Robert Ross Powell and wife, Michelle Smith Powell**, hereinafter called "Grantee", their heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the west 15 feet of Lot No. 56 and the east 42 1/2 feet of Lot No. 57 of Block "C" on the Map of Priest Home Place, of record in Book 161, page 102, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a more complete and definite description.

Said parts of said Lots adjoin and front together 57.5 feet on the south side of Russell Street and run back between parallel lines 160 feet to an alley.

Being the same property conveyed to Joe F. McCreery and wife, Rosetta D. McCreery, by deed from Frances Chastain Brown, of record in Book 4961, page 919, said Register's Office.

This is improved property known as 1902 Russell Street, Nashville, TN 37206.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, their heirs and assigns forever; and Grantor does covenant with the said Grantee that we 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 Grantor does further covenant and bind ourselves, our heirs, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs and assigns, against the lawful claims of all persons 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 my hand this 6 day of Jan, 1999.

Joe E. McCreery **Rosetta D. McCreery**

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Joe E. McCreery and Rosetta D. McCreery**, the Bargainor, 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 this 6 day of Jan, 1999.

NOTARY PUBLIC

My Commission Expires: 7-27-2002

9691 01/07 0101 03CHECK 196.00

OFFICIAL RECEIPT
BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11286 PAGE 503

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

05 33827

IDENTIFICATION REF. # REFERENCE

99 JAN -7 AM 9:29

BILL GARRETT
REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	500000.00
CON TX	185.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	196.00
CHECK	196.00

01/07/99 01 09:30 0001 9691

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1409068