Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

39-B
File #98-2059

# WARRANTY DEED

BOOK 11304 PAGE 472

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Madelaine Landis Power,** a married person, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Richard J. Call, and wife Therese Frey Call**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, Being Lot No. 25 on the Plan of Hillsboro Park, Section 1, as of record in Book 2331, Page 30-31, Register's Office for Davidson County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Madelaine Landis Power by Quitclaim Deed of record in Book 9155, page 491, and rerecorded in Book 9237, page 10, RODC. Daniel Edward Power III, spouse of the grantor, joins in the execution of this instrument to convey any marital interest he may have in the subject property.

053883
IDENTIFICATION NOTICE
99 JAN 20 PM 12:14
REGISTER
DAVIDSON COUNTY, TN

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record.

**This is improved property, known as:** 6220 Hillsboro Pike, Nashville, TN 37215

**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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seised and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF** this 15th day of January, 1999

Madelaine Landis Power
**Madelaine Landis Power**

Daniel Edward Power, III
**Daniel Edward Power, III by**

Madelaine Landis Power
**Madelaine Landis Power, his attorney in fact**

**State of Tennessee )**
**County of Davidson )**

BOOK 11304 PAGE 473

On this the 15th day of January, 1999, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named **Madelaine Landis Power, individually and as Attorney in Fact for Daniel Edward Power, III**, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 9-29-2001

**State of Tennessee )**
**County of Davidson )**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$443,000.00**.

Affiant

Sworn and subscribed before me on this the 15th day of January, 1999.

Notary Public

My Commission Expires: 9-29-2001

4996 01/20 0101 03CHECK 1650.10

**NEW OWNER:**
**Richard J. Call**
**6220 Hillsboro Pike**
**Nashville, TN 37215**

**RESPONSIBLE FOR TAX PAYMENT:**
~~First American National Bank~~
~~First American Center~~
~~Nashville, TN 37237-0569~~
SAME

**TAX MAP-PARCEL #:**
**158-2-7**

# OFFICIAL RECEIPT

**BILL GARRETT**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

**RECEIVED OF** _____

**FOR** _____

| | | | | | |
|---|---|---|---|---|---|
| CO | - CONVEYANCE | CC | - CERTIFIED COPY | MISC | - MISCELLANEOUS |
| MO | - MORTGAGE | REL | - RELEASE | CO TX | - STATE TAX CONVEY |
| WD | - WARRANTY DEED | UCC | - UNIFORM COM[redacted]IAL CODE | MO TX | - STATE TAX MORT |
| TD | - TRUST DEED | CFEE | - COMPUTER FEE | PRFEE | - PROBATE FEE |

BOOK 11304 PAGE 474

0538839

IDENTIF. A REFERENCE

99 JAN 20 PM 2:14

REGISTER
DAVIDSON COUNTY, TN.

| | |
|---|---|
| CAMT | |
| | 443000.00 |
| CON TX | 1639.10 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| CFEE | 2.00 |
| TOTAL | 1650.10 |
| CHECK | 1650.10 |

01/20/99 01 14:13 0001 4996

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

**No.** 1414423