WARRANTY DEED

STEVEN G. WATERS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 23, 2000

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 105,000.00

Betty Sue Breeden
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF July 1999

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Steven G. Waters, Attorney, 1000 Northchase Drive, Suite 100, Goodlettsville, Tennessee 37072

Mail

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Betty Sue Breeden	Same as new owner	41-60
(NAME)	(NAME)	
1335 Old Hickory Boulevard		10D 34460
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, George D. Powell and wife, Jennifer A. Powell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Betty Sue Breeden

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:

[illegible] 403.50

TRACT I:

LAND in the 10th Civil District of Davidson County, Tennessee, being a part of the J. W. Harris land as of record in Book 421, page 75, said Register's Office, and described according to a survey made by Ralph W. C. Lambert, Surveyor, dated June 16, 1956, as follows:

Beginning at an iron pin in the southerly margin of Old Hickory Boulevard in the east boundary line of the Harris land above mentioned; thence along said boundary line south 2 deg. 30' west 290.5 feet to an iron pin; thence north 66 deg. 52' west 150 feet to an iron pin; thence north 2 deg. 30' east 290.5 feet to an iron pin in the southerly margin of said Boulevard; thence along the margin of said Boulevard south 66 deg. 52' east 150 feet to the beginning.

TRACT II:

Beginning at a point, this point being the southeast corner of the L. H. Rizor property which is 290.5 feet south of Old Hickory Boulevard; thence South 2 deg. 3 min., West 209.74 feet along the fence line bounded by the Jessie B. Jackson property to an iron pin; thence North 85 deg. 41 min. West, 195.71 feet to an iron pin; thence North 14 deg. 8 min. East, 256.30

CONTINUED

unimproved ( )
This is improved (X) property, known as 1335 Old Hickory Boulevard, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we 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 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 said GRANTEES, 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 our hand s this 19th day of July 1999

George D. Powell

By: Jennifer A. Powell
Jennifer A. Powell, Attorney-in-fact

Jennifer A. Powell

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 Jennifer A. Powell

the bargainor ____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 19th day of July, 1999.

Commission expires ____

STEVEN G. WATERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, ____ a Notary Public within and for the State and County aforesaid, personally appeared ____ and ____ with whom I am personally acquainted and who upon ____ oath(s) acknowledged ____ to be the ____ and ____ respectively of the ____ the within named bargainor, and corporation, and that ____ as such ____ and ____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said ____ as such ____, and attesting the same by the said ____ as such ____.

Witness my hand and official seal at office at ____ on this the ____ day of ____ .

My commission expires ____

Notary Public

My Commission Expires SEPT. 23, 2000

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 Jennifer A. Powell with whom I am personally acquainted and who acknowledged that she executed the within instrument on behalf of George D. Powell as his Attorney in Fact as the free act and deed of the within named George D. Powell.

Witness my hand and official seal at Goodlettsville, Tennessee, July 19, 1999.

STEVEN G. WATERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires SEPT. 23, 2000

feet bounded by the Glenna Mae Dailey property to an iron pin; thence South 66 deg. 2 min. East 150.00 feet bounded by the L. H. Rizor property to an iron pin; this being the point of beginning and containing 0.909 acres.

Being the same property conveyed to George D. Powell and wife, Jennifer A. Powell by deed from Maria Grass, a single person, of record in Book 10658, page 247, Register's Office, Davidson County, Tennessee.

The legal description contained herein is the same as in the previous deed of record.

Jennifer A. Powell executed this instrument on behalf of George D. Powell pursuant to a Power of Attorney which is being placed of record currently herewith.

06114033
MEMORANDUM OF REFERENCE
99 JUL 21 AM 8:45
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11581 PAGE 145

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

06114033

IDENTIFICATION REFERENCE

99 JUL 21 AM 8:45

CAMT

105000.00

CON TX	388.50
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	403.50
CHECK	403.50

07/21/99 01 05:49 0001 5017

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1493323