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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,500.00.

+ Houston L. Pewett, Jr.
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 28th day of July, 1999.

Notary Public

My Commission Expires: 10/22/01

WARRANTY DEED

5484 07/30 0101 03CHECK 508.65

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

99 JUL 30 PM 2:33
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
081139
0190

ADDRESS NEW OWNER(S) AS FOLLOWS:
Pewett Center Partnership and
~~58 Benzing Road~~ 9000 Split Log Rd
~~Antioch, Tennessee 37013~~ Brentwood, Tn 37027

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map/Parcel: 162-08-0-038.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **James L. Powell and wife, Henrietta R. Powell** hereinafter referred to as Grantor, hereby transfers and conveys to **Pewett Center Partnership** hereinafter referred to as Grantee, his heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, Tennessee being Lot No,. 63 on the Plan of Antioch Park, Section I, as of record in Book 3600, page 96, Register's Office for said County.

Said Lot No. 63 fronts 75.0 feet on the northwesterly side of Benzing Road and extends back 196.4 feet on the northeasterly line and 198.0 feet on the southwesterly line, to a line in the rear on which it measures 75.02 feet.

Being the same property conveyed to James L. Powell Jr., and wife, Henrietta R. Powell by Warranty Deed from Velma E. Sparkman, a widow of record in Book 4697, page 980 in the Register's Office for Davidson County, Tennessee.

County taxes for the year 1999 are a lien but not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes when they become due and payable.

This conveyance is made subject to all conditions, restrictions, easements, and all other matters of record in the Register's Office of Davidson County, Tennessee.

This is improved property known as 58 Benzing Road, Antioch, Tennessee 37013.

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**, his heirs and assigns forever, and I do covenant with the said **GRANTEE** that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEE**, his 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 28th day of July, 1999.

James L. Powell

James L. Powell

Henrietta R. Powell

Henrietta R. Powell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James L. Powell and wife, and Henrietta R. Powell, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of July, 1999.

Notary Public

10/22/01
My Commission Expires

KENNETH L. POWELL NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

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06/18/39
IDENTIF. # REFERENCE

99 JUL 30 PM 2:33

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	134500.00
CON TX	497.65
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	508.65
CHECK	508.65

07/30/99 01 14:38 0001 9484

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1497724