Realty 42 A

Prepared by:
Lassiter, Tidwell & Hildebrand,
Attorneys at Law
428 Wilson Pike Circle
Brentwood, TN 37027

ELIZABETH J. SMITH
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires
November 29, 2003

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $124,000.00

x Sharon E. Powers
Affiant

Subscribed and sworn to before me, this 4th day of April, 2000.

Notary Public
My commission expires:

Instr:200004050034423 Page: 1 OF 2
REC'D FOR REC 04/05/2000 2:06:53PM
RECORD FEE: $10.97
M. TAX: $0.00 T. TAX: $458.80

Address of New Owner:	Send Tax Bills to:	Tax Information
Sharon E. Powers	First Trust Mortgage Company	161-10A-13 CO
5460 Village Way	P.O. Box 17257	
Nashville TN 37211	Memphis, TN 38187-0257	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Teena M. Bivings, now Rowland, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Sharon E. Powers, hereinafter called the Grantees, their successors 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. 32 on the Plan of Villages of Brentwood, Phase One, of record in Book 5200, Page 613, and Book 7460, Page 62, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Teena M. Bivings by deed from Thomas E. Mitchell and wife, Linda L. Mitchell of record in Book 10957, Page 703, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 5460 Village Way, 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 4th day of April, 2000.

Teena M. Bivings Rowland

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Teena M. Bivings Rowland, with whom I am personally acquainted, and who acknowledged she executed the within instrument for the purposes therein contained

Witness my hand in Brentwood, TN, this 4th day of April, 2000.

Notary Public

My Commission expires

