PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref: (sk) Title No: 42746
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 08/02/01 10:05 2pgs
Fees:13.00 Taxes:573.50
20010802-0082061

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Susan M. Gayer 4909 Dakota Avenue Nashville, TN 37209	Pulte Mortgage 7475 South Joliet Street Englewood, CO 80112

TAX MAP-PARCEL NUMBERS: 103-03-120

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 155,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **David M. Powell, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Susan M. Gayer,** 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 the westerly 40 feet of Lot no. 810 and the easterly 10 feet of Lot No. 812, of Block No. 37 on the Plan of Charlotte Park Company's First Addition, as of record in Plan Book 57, page 103, Register's Office for Davidson County, Tennessee, described as follows:

SAID Westerly 40 feet of Lot No. 810 and said easterly 10 feet of Lot No. 812, join and front together 50 feet on the southerly side of Dakota Avenue, formerly 4th Avenue, and extend back southerly between parallel lines, 150 feet to an alley.

BEING the same property conveyed to David M. Powell, an unmarried person by deed from Paul D. Vasterling, an unmarried person of record in Book 10404, page 595, Register's Office for Davidson County, Tennessee.

Kerri L. Powell, spouse of David M. Powell, joins in this conveyance soley to convey any and all marital interest she may have in the above described property.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2001, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 57, Page 103, said Register's Office.

This is improved property, known as: 4909 Dakota Avenue, Nashville, TN 37209

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 COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a 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.

WITNESS THE EXECUTION HEREOF this 31st day of July, 2001.

David M. Powell **Kerri L. Powell**

State of Tennessee
County of Davidson

On this 31st day of July, 2001, before me the undersigned authority, personally appeared **David M. Powell and Kerri L. Powell**, 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.

My Commission Expires: _____ Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 30, 2004

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 155,000.00

Affiant

Sworn and subscribed before me on the 31st day of July, 2001.

My Commission Expires: _____ Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 30, 2004