PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref: (sk) Title No: 42688
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 08/07/01 08:24 2pgs
Fees:13.00 Taxes:847.30
20010807-0084391

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
David M. Powell Kerri Evans Powell 4801 Nebraska Avenue Nashville, TN 37209	Pulte Mortgage Corporation 7475 South Joliet Street Englewood, CO 80112

TAX MAP-PARCEL NUMBERS: 103-03-248

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 229,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Dana Battaglia, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **David M. Powell and spouse, Kerri Evans Powell,** 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. 1 of Block 20 on the Plan of a part of Sylvan Park of record in Book 332, page 104, Register's Office for said County.

SAID Lot No. 1 of Block 20 fronts 60 feet on the southerly margin of Nebraska Avenue and extends back between parallel lines, along the westerly margin of North 48th Street 160 feet to an alley.

BEING the same property conveyed to Richard S. Battaglia and wife, Dana Battaglia by deed from John R. Wood and wife, Julie Ann Wood of record in Book 7694, page 6, Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record in Book 8797, page 2, said Register's Office, the said Richard S. Battaglia conveyed his interest in subject property to Dana Battaglia.

Richard S. Battaglia, spouse of Dana Battaglia, joins in this conveyance to convey any and all marital interest he may have in the subject 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 332, Page 104, said Register's Office.

This is improved property, known as: 4801 Nebraska 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 23rd day of July, 2001.

Dana Battaglia

Richard S. Battaglia

State of Tennessee
County of Davidson

On this 23rd day of July, 2001, before me the undersigned authority, personally appeared **Dana Battaglia and Richard S. Battaglia**, 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: $ 229,000.00

Affiant

Sworn and subscribed before me on the 23rd 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