03

Realty Title 48-A

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $164,000.00

Affiant

Subscribed and sworn to before me, this 12th day of April, 2002.

Notary Public
My commission expires: 03/14/05

Address of New Owner:	Send Tax Bills to:	Tax Information
Shannon K. Powell	U. S. Bank N. A.	126-15-O-A 009.OOCO
8032 Settlers Way	4801 Frederica St.	
Nashville TN 37221	Owensboro, KY 42301	

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, Phillip D. Sellers and wife, Frith M. Sellers, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Shannon K. Powell, 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. 9, Plan of Phase One, Boone Trace at Biltmore of record in Plat Book 7900, Page 667, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Phillip D. Sellers and wife, Frith M. Sellers, by deed from Fox Ridge Homes, Inc. of record in Book 10038, Page 864, 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 8032 Settlers Way, Nashville, TN 37221

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 12th day of April, 2002.

Phillip D Sellers, by Frith M. Sellers, atty in fact
Phillip D. Sellers

Frith M Sellers
Frith M. Sellers

Davidson County DEEDWARR
Recvd: 04/18/02 12:38 2pgs
Fees:13.00 Taxes:606.80
20020418-0048306

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand in Nashville, TN, this 12th day of April, 2002.

Notary Public

My Commission expires 03/14/05

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 Frith M. Sellers, 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 herein contained, and who further acknowledged that she is the attorney in fact for Phillip D. Sellers and that she is authorized by him to execute this instrument on his behalf.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of April, 2002.

Commission expires: 3-14-05

Notary Public