Davidson County DEEDWARR
Recvd: 06/27/02 10:54 2pgs
Fees:13.00 Taxes:308.95

20020627-0077473

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075
File No. 05-0206-6022

Record & Return To:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

ANGELA A. RAMSEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $ 83,500.00.

Shawna Powell
Affiant

Subscribed and sworn to before me, this 21st day of June, 2002.

Angela A. Ramsey
Notary Public: Angela A. Ramsey
My commission expires: 05/28/06

Address of New Owner:	Send Tax Bills to:	Tax Information
Shawna Powell	1st Trust Bank For Savings	150-02-0 153.00
807 Lake Terrace Drive	P.O. Box 17257	
Nashville, TN 37217	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, Timothy M. Maloney, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Shawna Powell and Zella Ruth, as tenants in common with right of survivorship, 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. 31-A on the Plan of Section One - Revised, Zone Lot Division of Lots 16, 17, 25, 26, 27, 28, 29, 30, 31, 32, 33, 37, 38, 39, 40, 41, 42, 43, 44, and 45, Harbor Gate, of record in Plat Book 5200, Page 712, as amended in Plat Book 6250, Page 638, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Timothy M. Maloney, married, by deed from Christine C. Floyd, unmarried, of record in Book 9998, Page 398, 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.
>
> Angela Maloney, wife of Timothy M. Maloney, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in subject property.
>
> This property is improved property known as 807 Lake Terrace Drive, Nashville, TN 37217

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 21st day of June, 2002.

Timothy M. Maloney

Angela Maloney

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand in Brentwood, Tennessee, this 21st day of June, 2002.

Notary Public: Catherine R. Vass

My Commission expires: 05/30/2004

