27A
1062

Davidson County DEEDWARR
Recvd: 07/01/02 08:21 3pgs
Fees:18.00 Taxes:1073.00
20020701-0078569

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994 LINDA S. HARRIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $290,000.00. **Affiant** Subscribed and sworn to before me, this 28th day of June, 2002. Notary Public My Commission Expires: 3-27-04

Address New Owner As Follows: Ronald D. Powers and wife, Joanne M. Slike 192 Kenner Avenue Nashville, TN 37205	Send Tax Bills To: NEW OWNER	Map-Parcel Number: 116-04-035 7DA 9595

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **KENNETH D. FRAMPTON AND WIFE, LYNLEE S. BURTON**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **RONALD D. POWERS AND WIFE, JOANNE M. SLIKE**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 27 on the Map of Kenner-Land Company's Second Subdivision, of record in Book 421, page 100, Register's Office for said County.

Said Lot No. 27 fronts 100 feet on the northeasterly margin of Kenner Avenue and extends back 130 feet on the northwesterly line and 123.5 feet on the southeasterly line to a 10 foot reserved strip in the rear, measuring 100.16 feet thereon.

Being the same property conveyed to Kenneth D. Frampton and wife, Lynlee S. Burton by deed from Alvin W. Hayes and wife, Janet F. Hayes, of record in Book 11035, page 847, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2002 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Agreement for Dedication of Sanitary Sewers and/or Storm Drainage granted to Metropolitan Government of Nashville and Davidson County, of record in Book 3932, page 727, Register's Office for said County.

3. Matters shown on the Plan of record in Book 421, page 100, Register's Office for said County.

This is improved property known as 192 Kenner Avenue, Nashville, TN 37205.

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 and assigns, forever; and we covenant with the said Grantees that we are lawfully seized 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; and further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 25th day of June, 2002.

Kenneth D. Frampton

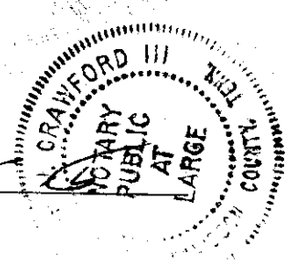
Lynlee S. Burton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **KENNETH D. FRAMPTON**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 25th day of June, 2002.

Notary Public



My Commission Expires: 5/28/2003

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LYNLEE S. BURTON**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 25th day of June, 2002.

Notary Public

My Commission Expires: 5/28/2003

