WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/10/02 14:58 2pgs
Fees:13.00 Taxes:699.30

20020910-0109945

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF SEPTEMBER, 2002.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Law Offices of Robert L. Scruggs, 111 Westwood Place, Suite 304, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cindy Williams Philipi	**Wells Fargo Home Mortgage, Inc.**	**Map 116-16**
(NAME) **4103 Wallace Lane**	(NAME) **PO Box 6502**	**Parcel 126**
(ADDRESS) **Nashville, TN. 37215**	(ADDRESS) **Springfield, OH 44501-6502**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Laura Ann Copple Power, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cindy Williams Philipi and husband, Mike W. Philipi**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 52 on the Plan of Wallace Subdivision, Part One, of record in Book 1424, Page 16, said Register's office for Davidson County, Tennessee; to which plan reference is hereby made for a more complete description.

Said Lot No. 52 fronts 100 feet on the westerly side of Wallace Lane, formerly Vail Avenue, and runs back 234.6 feet on the northerly side and 230.9 feet on the southerly side to a dead line measuring 100 feet thereon.

Being the same property conveyed to Edward S. Power and wife, Laura C. Power by deed of record in Book 7090, page 741, Registers office of Davidson County, Tennessee. Being the same property conveyed to Laura Ann Copple Power by Quitclaim Deed from Edward Scott Power to Laura Ann Copple Power of record in Book 7090, page 741, Registers office of Davidson County, Tennessee. Laura Ann Copple Power and Laura C. Power are one in the same.

This conveyance is made subject to all conditions and easements; (a) 2002 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 1424, page 16, said Register's Office; and (c) Restrictive covenants contained in Book 1303, page 55 and Book 3099, page 311, said Register's Office

unimproved ☐
This is improved ☒ property, known as 4103 Wallace Lane, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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 we do further covenant and bind ourselves, our heirs and representatives, 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 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 6th day of September, 2002.

Laura Ann Copple Power
Laura Ann Copple Power

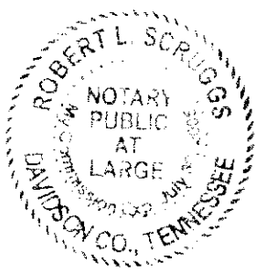
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before, the undersigned, a Notary Public, in and for said County and State, the within named, **Laura Ann Copple Power**, 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 therein contained

Witness my hand and official seal at Nashville, Tennessee this 6th day of September, 2002.

Commission expires:



Robert L. Scruggs Notary Public