THIS INSTRUMENT PREPARED BY:
Bluegrass Title Company
625 Johnny Cash Parkway, Ste 3
Hendersonville, TN 37075

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
Edward L. Powell	IndyMac Bank	082-12-075.00
209 Neill Ave	190 Technology Pkwy. Ste 100	
Nashville, TN 37206	Norcross, GA 30092	

FOR AND IN 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, Thelma Rowe, hereinafter called the Grantor, has bargained and sold, and by these resents do transfer and convey unto Edward L. Powell and wife, Monilisa L. Powell hereinafter called the Grantee, their heirs and assigns, that certain tract or parcel of land in the Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 3 on the Map of Subdivision of part of the Home Block of the Neill S. Brown Addition as of record in Plan Book 2, page 100, Chancery Court at Nashville, Tennessee.

Being the same property conveyed to Willie Alexander Rowe, by deed from Mary Ellen Wright, an unmarried person of record in Book 2020, page 456, Register's Office, Davidson County, Tennessee. The said Willie Alexander Rowe having since died, July 20, 1981, and survived by his wife and only heir at law, Thelma Rowe.

This is improved property known as: 209 Neill Avenue, Nashville, TN 37206

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. Whenever 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 our hands this 6 day of September, 2002.

Thelma Rowe by
Jacqueline Kelly P.O.A
Thelma Rowe

Davidson County DEEDWARR
Recvd: 09/18/02 14:34 2pgs
Fees:13.00 Taxes:199.00

20020918-0113995

S tate of Tennessee
County of Sumner

Before me, the undersigned, a notary in and for the state above, personally appeared the within named Jacqueline Kelly, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) who acknowledges the execution of the foregoing instrument on behalf of Thelma Rowe as her attorney-in-fact, as the free act and deed of the within named Thelma Rowe.

Witness my hand and official seal at office this 6th day of Sept 2002.

My commission expires:

E. Keith Booth
NOTARY PUBLIC

03/06/06

STATE OF Tennessee
COUNTY OF _____

Before me, the undersigned, a notary in and for the state above, personally appeared the within named _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainorand that he executed the foregoing instrument for the purpose therein contained. Dated this _____ day of _____, 2002

NOTARY PUBLIC

_____

STATE OF Tennessee
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $53,800.00

Edward L. Powell
Affiant

Subscribed and sworn to before me this 6th day of ~~August~~ Sept. 2002.

E. Keith Booth
NOTARY PUBLIC
My Commission Expires: 03/06/06