Davidson County DEEDWARR
Recvd: 10/08/02 15:34 2pgs
Fees:13.00 Taxes:301.01

20021008-0122934

**Prepared by:**
**Realty Title & Escrow Company, Inc.**
**383 Johnny Cash Parkway, Suite 140**
**Hendersonville, TN 37075**
**File No. 05-0209-60523**

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

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

**STATE OF TENNESSEE**
**COUNTY OF SUMNER**
**The actual consideration or value, whichever is greater, for this transfer is $ 81,355.00.**

Shawna Powell
**Affiant**

**Subscribed and sworn to before me, this 24th day of September, 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 | 150-02-0-377.00 |
| 805 Lake Terrace | 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, Dawna G. Bradford, now Coleman, 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. 31B, on the Plan of Zone Lot Division of Lots 16, 17, 25 thru 33 and 37 thru 45, Harbor Gate, Section I, Revised, of record 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 Dawna G. Bradford, unmarried, by deed from Cynthia E. Maples, unmarried, of record in Book 10059, Page 187 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 805 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 24th day of September, 2002.

Dawna G. Coleman

STATE OF TENNESSEE
COUNTY OF SUMNER

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

Witness my hand in Hendersonville, Tennessee, this 24th day of September, 2002.

Notary Public: Angela A. Ramsey

My Commission expires 05/28/06

ANGELA A. RAMSEY
NOTARY PUBLIC AT LARGE