THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 20793**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $132,000.00. Affiant Subscribed and sworn to before me, this 19th day of May, 2003. Notary Public My Commission Expires:

Davidson County DEEDWARR
Recvd: 06/05/03 09:05 2pgs
Fees:13.00 Taxes:488.40

20030605-0077384

WILLIAM T. CHAPMAN, IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires SEPT. 30, 2006

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
MR/MRS JASON W. SPAVINS 1017 Albany Drive Hermitage, Tennessee 37076	WELLS FARGO HOME MORTGAGE P. O. Box 5137 Des Moines, IA 50306	MAP 75-4 PAR 44 FB

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Billy Powell and wife, Tanya Powell ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Jason W. Spavins and wife, Tanya B. Spavins ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1017 Albany Drive, Hermitage, Tennessee 37076.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of May, 2003.

Billy Powell

Tanya Powell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Billy Powell and wife, Tanya Powell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of May, 2003.

My Commission Expires: _____ Notary Public

WILLIAM T. CHAPMAN, IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires SEPT. 30, 2006

Schedule "A"

Land in Davidson County, Tennessee, being Lot No. 245 on the Plan of Tulip Grove Subdivision, Section 4 as of record in Plat Book 4175, page 12, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Billy Powell and Tanya Powell by deed dated July 10, 1997 from Andrew M. Cuomo, Secretary of Housing and Urban Development, Washington, DC of record in Book 10528, page 454, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 2003 taxes, which have been prorated and assumed by the Grantee; and (2) All matters appearing on the Plan of record in Plat Book 4175, page 12, said Register's Office.