WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/27/03 10:55 3pgs
Fees:18.00 Taxes:443.82
20030627-0089226

MARY BIRTHRIGHT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 25, 2003

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 119,950.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF June, 2003
Notary Public
MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ester B. Sharpe (NAME)	Bank of America (NAME)	MAP 059-11
726 Work Drive (ADDRESS)	9000 Southside Blvd. (ADDRESS)	PARCEL 035
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Jacksonville, FL 32256 (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, Brenda Greer and Marilyn Walden and Cassandra Rucker and Charles Powell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Esther B. Sharpe

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. 270 on the Plan of Haynes Manor, Section II, as of record in Book 3700, Page 88, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Charlie D. Powell and wife, Essie M. Powell by Warranty Deed from Wilburn A. Jackson and wife, Nancy B. Jackson of record in Book 5350, page 968, Register's Office for Davidson County, TN. The said Charlie D. Powell having predeceased Essie M. Powell. Essie M. Powell having since died October 9th, 2002, a resident of Davidson County, Tennessee. Pursuant to the Last Will and Testament of Essie Mae Powell by Docket 03T-53, in the Probate Court for Davidson County, Tennessee, said property was devised to Brenda Greer, Casandra Rucker, Marilyn Walden and Charles Powell.

This conveyance is subject to taxes for the year 2003, and subsequent years, easements and restrictive covenants of record.

Essie Mae Powell and Essie M. Powell is one and the same person.

Brenda Greer executes this Instrument as Attorney-in-Fact on behalf of Charles Powell, pursuant to Special Power-of-Attorney of record by Instrument No. 20030627-0089225 Register's Office for Davidson County, Tennessee.

This is improved (X) property, known as 726 Work Drive, Nashville, TN 37207 (House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)
unimproved ( )

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 our hand s this 20th day of June, 2003

Brenda Greer
Brenda Greer

Marilyn Walden
Marilyn Walden

Cassandra J. Rucker
Cassandra Rucker

Charles Powell
By: Brenda Greer
Brenda Greer, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Brenda Greer and Cassandra Rucker

the bargainor , 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 and official seal at Goodlettsville, Tennessee, this 20th day of June, 2003.

Commission expires

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires OCT. 25, 2003

STATE OF TENNESSEE
COUNTY OF

Before me, a Notary Public within and for the State and County aforesaid, personally appeared and with whom I am personally acquainted and who upon oath(s) acknowledged to be the and respectively of the the within named bargainor, and corporation, and that as such and being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said as such , and attesting the same by the said as such .

Witness my hand and official seal at office at on this the day of , .

My commission expires

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MARILYN WALDEN the bargainor____, 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 20th day of June, 2003

My Commission Expires: 1-28-06

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that _____ as such _____ and _____ being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____ and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office in _____, Tennessee on this the _____ day of _____, _____.

My Commission Expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of June, 2003, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Brenda Greer to me known to be the person who executed the foregoing instrument in behalf of Charles Powell, and acknowledged that she executed the same as the free act and deed of the said Charles Powell.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 20th day of June, 2003.

My Commission Expires: 11-25-06

D. Annette Mapes

Notary Public

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted (or proved to me on the basis of satisactory evidence), and who acknowledged to me that _____ is the _____ of _____, a Tennessee limited liability company, and that _____, being authorized so to, executed the within instrument for the puposes therein contained on behalf of the said _____, by signing _____ name as such _____.

Witness my hand and official seal at office, this the _____ day of _____, _____.

_____

Notary Public

My Commission Expires:_____