WARRANTY DEED

13
423.65
436.65

Davidson County DEEDWARR
Recvd: 07/10/03 15:42 2pgs
Fees:13.00 Taxes:423.65

20030710-0096057

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JUNE, 2003.

Notary Public

MY COMMISSION EXPIRES: October 25, 2003
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Allison Title Company, 116 Wilson Pike Circle, Suite100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Michael W. Thompson Sr.	Mortgage Company of America	042-04-0-010.00
(NAME)	(NAME)	
408 Hamblen Drive	2416 21st Avenue South	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Nashville, TN 37212	
(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,

Maurice Stephen Powers, unmarried

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

Michael W. Thompson, a married man

, 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. 82 on the Plan of Primrose Acres, as of record in Book 2663, page 106, Register's Office for said County, to which reference is here made for a more particular description.

Being the same property conveyed to Maurice Stephen Powers by Quit Claim Deed from Eloise Powers dated October 28, 1992 and filed for record in Book 8773, Page 329, Register's Office for Davidson County, Tennessee. Also of record in Book 7198, Page 764 and Book 5213, Page 78, Register's Office for said County.

Subject to any and all matters appearing on the Plan of record in Book 2663, Page 106, said Register's Office, shows an owner certificate, an 80' and 60' minimum building setback line.
2003 County Taxes have been prorated and assumed by the Grantees.

unimproved ☐

This is improved ☒ property, known as 408 Hamblen Dr., Madison, TN 37115

(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.

M.S.P.

Witness my/our hand(s) this 27th day of June, 2003.

Maurice Stephen Powers

Maurice Stephen Powers

STATE OF TENNESSEE

COUNTY OF SUMNER

On 6/27/2003, before me personally appeared Maurice Stephen Powers to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal at ~~Brentwood~~ Hendersonville HRA, Tennessee this 27th day of June, 2003.

Commission expires: October 25, 2003

~~Judith C. Jacobs~~ Notary Public

Henry R. Allison III
HRA

HENRY R. ALLISON III NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN