39-B

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

W & I Ref:(GJ) Title No: 44912
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 08/06/03 13:56 2pgs
Fees:13.00 Taxes:677.10
20030806-0111933

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Flora Ukoli 319 Wauford Drive Nashville, Tennessee	SUNTRUST MORTGAGE 201 FOURTH AVE. NORTH / 7th FLOOR NASHVILLE, TN. 37219

TAX MAP-PARCEL NUMBERS: 147-05-091

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$183,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John R. Powers and spouse, Cheryl W. Powers**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Flora Ukoli** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No.91 on the Plan of Section One (Revised) Caldwell Hall of record in Book 2900, page 57, 58 & 59 Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to John R. Powers and wife, Cheryl W. Powers by deed from W. Jerald Tucker and wife, Laura T. Tucker of record in Book 9758, page 829, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2003, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 2900 Page 57-59, said Register's Office, which Plan shows a 40foot minimum building setback line from Wauford Drive and a 30 foot easement for public utility and drainage purposes along the rear line(s).

This is improved property, known as: 319 Wauford Drive, Nashville, Tennessee 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 1st day of August, 2003.

John R. Powers

Cheryl W. Powers

State of TENNESSEE

County of DAVIDSON

On this 1st day of August, 2003 , before me the undersigned authority, personally appeared John R. Powers Cheryl W. Powers , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $183,000.00

Affiant

Sworn and subscribed before me this the 1st day of August, 2003

Notary Public

My Commission Expires: 3/25/2006

TAMI A. ROCHELLE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.