Davidson County DEEDWARR
Recvd: 08/11/03 09:59 2pgs
Fees:13.00 Taxes:592.00

20030811-0113942

Prepared by and after Recording Return To:
Title Enterprise Service Company LLC
109 Westpark Drive, Suite 100
Brentwood, TN 37027
6030210

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Cambridge Homes** (hereinafter referred to as "Grantors") has this day bargained and sold and does hereby transfer and convey unto **Janet Nell Powell, unmarried** (hereinafter referred to as "Grantees"), it's successors and assigns, forever, that certain parcel of real estate located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 109 on the Plan of Phase Three, Section One of The Peninsula, a Planned Residential Development of record in Book 9700, page 724, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Signature J. Homes, Inc. by Deed from The Peninsula, A Tennessee General Partnership, dated 5-8-00, recorded 5-17-00, in Instrument #200005170049609, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations; Restrictions of record in Book 9564, page 693, Book 9754, page 35, Book 9977, page 359, Book 10453, page 287, Book 11258, page 85, said Register's Office; Easements and/or setback lines of record in Book 9700, page 724, Book 7900, page 854, said Register's Office; Easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

"

Source 20030811-0113941

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), it's successors and assigns, forever.

The undersigned covenants with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real-estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenants and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), it's successors and assigns, against the lawful claims of all persons, whomsoever.

Witness my hand this 13th day of June, 2003.

Cambridge Homes

By: _____

Its: _____

STATE OF New Mexico
COUNTY OF Bernalillo

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, Jeffrey Watson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his/her oath acknowledged himself/herself to be the [redacted] auth of the **Cambridge Homes**, the within named bargainor, and that he/she as such Member [redacted] authorized Member, executed the foregoing instrument for the purposes therein contained by signing the name of the true and lawful holder of the above described indebtedness.

WITNESS my hand and official seal, 06/13/03

Jenell M Pagan
Notary Public
My Commission Expires: 7-21-04

OFFICIAL SEAL
Jenell M. Pagan
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires: 7-21-04

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $160,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me 06/13/03

Notary Public

My Commission Expires: 1-27-07

TISHA C. BALDWIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

MAP AND PARCEL NUMBERS: 97-16-0-A- 109.00 CO

ADDRESS NEW OWNER:
5105 Bay Overlook
Hermitage, TN 37076

Send Tax Bills to:
Wilson Bank & Trust
623 West Main St
Lebanon TN 37088