Davidson County DEEDWARR
Recvd: 08/15/03 15:51 2pgs
Fees:13.00 Taxes:913.90

20030815-0118406

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 FOURTH AVENUE, NORTH P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $247,000.00. Mary F. Mastrapasqua Affiant Subscribed and sworn to before me, this 14th day of August, 2003. Notary Public My Commission Expires:

GEORGE V. CRAWFORD, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

Address New Owner As Follows: Mary F. Mastrapasqua 3623 Doge Place Nashville, TN 37204	Send Tax Bills To: SunTrust Mortgage, Inc. P. O. Box 57028 Irvine, CA 92619-7028	Map-Parcel Number: 118-13-099

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DEVERY POWERS AND WIFE, LISA POWERS**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **MARY F. MASTRAPASQUA**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Section 2, Leawell, of record in Book 2083, page 56, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Devery Powers and wife, Lisa Powers by deed from Timothy E. Watson, unmarried, of record as Instrument No. 200006190060566, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2003 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Restrictive covenants contained in instrument of record in Book 2195, page 257, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Book 2083, page 56, Register's Office for said County.

This is improved property known as 3623 Doge Place, Nashville, TN 37204.

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, her heirs and assigns, forever; and we covenant with the said Grantee 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 14th day of August, 2003.

8/14/03
Devery Powers

Lisa Powers 8/14/03
Lisa Powers

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DEVERY POWERS**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 14th day of August, 2003.

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LISA POWERS**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 14th day of August, 2003.

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007