# WARRANTY DEED

312.03
13

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $84,500.00

M. Stephen Powers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF AUGUST, 2003.

Judith C. Jacobs
Notary Public

MY COMMISSION EXPIRES: September 20, 2004.
(AFFIX SEAL)

JUDITH C. JACOBS NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

**THIS INSTRUMENT WAS PREPARED BY**
ALLISON TITLE COMPANY, 116 Wilson Pike Circle, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Mary Elizabeth Powers | Mortgage Company of America | 51-3/71.00 |
| (NAME) | (NAME) | |
| 416 Chadwell Dr. | 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, M. Stephen Powers, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mary Elizabeth Powers and husband Stephen C. Powers, 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. 26 on the Plan of Stratton Heights, of record in Book 1835, Page 13, Register's Office for Davidson County, Tennessee.

Said Lot Not 26 fronts 60 feet on the northeasterly margin of Chadwell Drive and extends back 234.6 feet on the southeasterly line and 239.7 feet on the northwesterly line to a dead line in the rear, measuring 60.22 feet thereon.

Being the same property conveyed to M. Stephen Powers by Warranty Deed from Maurice E. Powers and wife, Margaret U. Powers, dated July 15, 1994 and filed for record in Book 9409, page 260, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 416 Chadwell 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.

Witness my hand this 19th day of August, 2003.

M. Stephen Powers
M. Stephen Powers

Davidson County DEEDWARR
Recvd: 09/02/03 17:43 1pgs
Fees:13.00 Taxes:312.65
20030902-0127063

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On 8/19/2003, before me personally appeared M. 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, Tennessee this 19th day of August, 2003.

Commission expires: September 20, 2004

JUDITH C. JACOBS NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

Judith C. Jacobs
Judith C. Jacobs Notary Public