This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

Davidson County DEEDWARR
Recvd: 09/25/03 16:47 2pgs
Fees:13.00 Taxes:699.30
20030925-0142437

**ADDRESS NEW OWNER:**

Renae J. Powell
504 Barrywood Drive
Nashville, TN 37220

**SEND TAX BILL:**

Americas Wholesale Lender
P. O. Box 10212
Van Nuys, CA 91410

**MORTGAGEE:**
Americas Wholesale Lender
P. O. Box 10212
Van Nuys, CA 91410

**MAP AND PARCEL:**
MAP 146-12-0
PARCEL 105

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Michael K. McLendon and wife, Kathy A. McLendon**, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Renae J. Powell**, ("Grantee"), her heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot 226 as shown on the map entitled Crieve Hall Estates, Section Two, of record in Plat Book 2133, page 45, Register's office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Michael K. McLendon and wife, Kathy A. McLendon, by deed from Keith T. Bain and wife, Stephanie Hall Bain, of record in Instrument Number 20000621-0061764, said Register's Office.
>
> This conveyance is made subject to such limitations and restrictions and easements as may affect the premises.

This is improved property known as 504 Barrywood Drive, Nashville, TN 37220.

**TO HAVE AND TO HOLD** the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, her heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, her heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 25th day of September, 2003.

Michael K. McLendon

Kathy A. McLendon

STATE OF TENNESSEE)
COUNTY OF Davidson )

Before me, the undersigned, of the state and county aforesaid, personally appeared Michael K. McLendon and Kathy A. McLendon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 25th day of September, 2003.

Notary Public

CATHERINE H. GWYN
Notary Public At Large
DAVIDSON COUNTY, TENN.
My Commission Expires January 29, 2005

My Commission Expires: 1/29/05

STATE OF TENNESSEE)
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $189,000.00.

**AFFIANT**

Subscribed and sworn to before me this 25th day of September, 2003.

**NOTARY PUBLIC**

My Commission Expires: 1/29/05

CATHERINE H. GWYN
Notary Public At Large
DAVIDSON COUNTY, TENN.
My Commission Expires January 29, 2005