# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/09/03 08:15 4pgs
Fees:23.00 Taxes:233.10
20031009-0149702

ROBIN R. KELLER
Notary Public At Large
RUTHERFORD COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $63,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF OCTOBER, 2003.

Notary Public

MY COMMISSION EXPIRES: November 21, 2004.
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Bridgehouse Title, LLC, 1602 W. Northfield Blvd., Suite 500, Murfreesboro, TN 37129

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Trena Armstrong | Crown Mortgage Services | 071-04-0-0 104.0 |
| (NAME) | (NAME) | |
| 2606 Flamingo Road | 833-C Wren Road | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN ~~37027~~ 37207 | Goodlettsville, TN 37072 | |
| (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, **Henry R. Escue and wife, Annette B. Escue**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Trena Armstrong**, unmarried, 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:

Being Lot No. 385 on the map of Joywood Heights, Section II-A, as of record in Plat Book 1424, page 20, Register's Office for said County.

Said Lot No. 385 fronts 60 feet on the west side of Flamingo Drive and runs back 197 feet on the north line and 198.5 feet on the south line to a dead line, measuring 60 feet thereon.

Being the same property conveyed to Henry R. Escue and wife, Annette B. Escue by Deed from Joseph N. Baker, Jr. and wife, Gertrude Gann Baker, of record in Book 2806, page 489, Register's Office for Davidson County, Tennessee. See attached Exhibit "A" for General Power of Attorney.

**This conveyance is subject to the following: All matters appearing on the Plan of record in Plat Book 1424, page 20; restrictions of record in Book 1373, page 98; all of record in the Register's Office for Davidson County, Tennessee.**

unimproved ☐

This is improved ☒ property, known as 2606 Flamingo Drive, Nashville, TN 37207

(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 our hands this 3rd day of October, 2003.

Henry R. Escue by Annette Escue his Atty in fact
Henry R. Escue by Annette B. Escue, his Attorney in Fact

Annette B. Escue
Annette B. Escue

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Annette B. Escue, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, Tennessee, this 3rd day of October, 2003.

Robin R. Keller
Notary Public

My Commission Expires: 11/21/04

ROBIN R. KELLER
Notary Public At Large
RUTHERFORD COUNTY, TN

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Annette B. Escue, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged to be the Attorney-in-Fact for Henry R. Escue the within named bargainor, and that she as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Henry R. Escue, the within named bargainor by the said Annette B. Escue as such Attorney-in-Fact.

Witness my hand and official in Goodlettsville, Tennessee, this 3rd day of October, 2003.

Robin R. Keller
Notary Public

My commission expires: 11/21/04

ROBIN R. KELLER
Notary Public At Large
RUTHERFORD COUNTY, TN

Exhibit "A"

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that I, Henry R. Escue, of Nashville, Davidson County, Tennessee, do hereby make, constitute and appoint Annette B. Escue, of Nashville, Davidson County, Tennessee, my true and lawful attorney-in-fact, with full power and authority in my name, place and stead, and for my use and benefit, to do and perform all acts that I may legally do and perform through an attorney-in-fact, including, without limitation, the following:

1. To buy, lease, or otherwise acquire, and to sell, convey, mortgage, or otherwise encumber or dispose of by contract, deed, or in any other manner, any property, whether real or personal, tangible or intangible, or any interest therein, on such terms and conditions and under such covenants as my attorney-in-fact shall deem proper;

2. To hold, invest, lease, or otherwise manage, and to maintain, improve, insure, or otherwise protect, any property, real or personal, tangible or intangible, or any interest therein, that I may now own or hereafter acquire, on such terms and conditions and under such covenants as my attorney-in-fact shall deem proper;

3. To conduct and transact any lawful business of whatever nature or kind;

4. To exercise or perform any act, power, duty, right, or obligation that I may now or hereafter have the legal right or capacity to exercise or perform, in connection with or relating to any person, transaction, thing, or any matter whatever.

I grant to my attorney-in-fact full power and authority to perform any act proper or necessary to be done in the exercise of any of the rights and powers hereby granted, as fully as I might or could do if personally present, with full power of substitution or revocation, and I hereby ratify and affirm all that my attorney-in-fact, or her substitute, shall lawfully do or cause to be done, by virtue of this Power of Attorney.

This instrument is to be construed and interpreted as a general power of attorney. The enumeration of specific rights or powers herein shall not limit or restrict the general powers granted to my attorney-in-fact.

The rights, powers, and authority granted to my attorney-in-fact shall commence on the date of execution of this instrument and shall remain in full force and effect thereafter (regardless of my subsequent mental or physical disability, which shall not affect the granting of the powers hereunder), unless and until specifically revoked by me.

IN WITNESS WHEREOF, I have executed this Power of Attorney this ____ day of 24, August.

01 MAR 30 AM 11:03

Henry R Escue
HENRY R. ESCUE

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Henry R. Escue, who, being personally known to me, acknowledged that he executed the foregoing power of attorney of his own free will and accord for the purposes set out therein.

WITNESS my hand and official seal at Nashville, Davidson County, Tennessee, on this 24th day of August, 1983.

Maxine Stallcup
NOTARY PUBLIC

My Commission Expires: 4/19/87

This instrument prepared by:

GUENTHER, WHITE & JORDAN
306 Nashville City Bank Building
315 Union Street
Nashville, TN 37201