This space for Register's Office:

Davidson County DEEDWARR
Recvd: 10/29/03 13:20 2pgs
Fees:13.00 Taxes:333.00
20031029-0159278

PREPARED BY (AND RETURN TO)
Robert W. Rutherford, Attorney at Law
Serenity Title & Escrow, LLC
504 Autumn Springs Court #18
Franklin, TN 37067

ADDRESS NEW OWNER:
Bill Mason & wife, Pam Mason
753 Florence Circle
Madison, TN 37115

SEND TAX BILLS TO:
Homecomings Financial
2102 Rexford Rd.. #168
Charlotte, NC 28211

Map & Parcel 52.06-74.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

For the consideration of Ten Dollars ($10.00), cash in hand paid,, the receipt and sufficiency of which is hereby acknowledged, **Wanda Uhls-Powers as Executrix of the Samuel Leslie Powers Estate** and acting under authority of Letters Testamentary issued on May 12, 2003 by the Seventh Circuit Court of Davidson County, Tennessee, hereinafter called the **Grantor**, do hereby convey unto **Bill Mason and wife, Pam Mason** hereinafter called the **Grantees**, all right, title, interest, claim, or lien in and/or to that certain real property parcel of land, and any improvements and/or appurtenances thereto, situated and located in Davidson County, State of Tennessee, and legally described as:

Being Lot Nos. 62 and 63 on the Map of Madison Heights Subdivision, Section I, of record in Book 1424, Page 6, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Samuel L. Powers, unmarried by Warranty Deed of record in Book 8786, Page 571, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

This is improved property known as 753 Florence Circle, Madison, TN 37115.

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, Grantee's heirs or assigns, forever.

GRANTORS COVENANT with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER CONVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

And I do warrant the title against all persons whomsoever, subject only to those encumbrances or liens of record, or as above set forth, if any.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 16th day of October, 2003.

Wanda Uhls-Powers Executrix
Wanda Uhls-Powers, Executrix

State of Tennessee
County of Williamson

BEFORE ME, the undersigned authority, on this day personally appeared Wanda Uhls-Powers known to me to be the persons whose name is subscribed to the foregoing document, who on oath stated to me that they executed the same for the purposes and consideration therein expressed, and acknowledged the same to be her free act and deed.

SUBSCRIBED AND SWORN TO BEFORE ME this 16th day of October 2003.

Kimberly R. Parker
Notary Public in and for the
State of Tennessee

KIMBERLY R. PARKER Notary Public at Large RUTHERFORD COUNTY TN

My Commission Expires: 2/20/05

STATE OF TENNESSEE
COUNTY OF Williamson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $ 90,000.00 tdc.

Christie Williams
Affiant

Sworn and subscribed before me on 10/16/03.

Kimberly R. Parker
Notary Public

KIMBERLY R. PARKER Notary Public at Large RUTHERFORD COUNTY TN

My Commission Expires: 2/20/05