| Name and Address of New Owner: | Send Tax Bills To: | Prepared by: |
|---|---|---|
| John J. Granahan<br>13891 Old Hickory Blvd<br>Antioch, TN 37013 | Same | David W. McMackin<br>215 Ward Circle, S-104<br>Brentwood, TN 37027 |

Davidson County DEEDWARR
Recvd: 12/09/03 15:03 2pgs
Fees:13.00 Taxes:1261.70
20031209-0176593

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Map & Parcel No.
182-170

**The actual consideration or value, whichever is greater for this transfer is $341,000.00**

John J. Granahan
**Affiant**

**Subscribed and sworn to before me on this 4TH DAY OF December, 2003**

**Notary Public**

**My Commission Expires:**_____

GIB VAN DER HEYDEN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration to said Grantors paid by the Grantee named herein, the receipt of which is hereby acknowledged, Thomas J. Powell and wife, Deborah S. Powell (herein called "Grantors"), have GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto John J. Granahan and wife, Bonnie Rhodes Granahan, (herein called "Grantees"), the real property situated in Davidson County, State of Tennessee, described as follows:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, and being described according to a survey by J. Bruce Rainey, Surveyor, #823, dated February 17, 1988, and known as Job No. 87-667 more particularly described as follows:

Beginning at an iron pin on the southerly margin of Old Hickory Boulevard, said point of beginning being North 83 deg. 24 min. 24 sec. West 150.00 feet from the northwest corner of the W. G. Randles property of record in Book 6421, page 532, Register's Office for Davidson County, Tennessee; thence leaving the margin of said Old Hickory Boulevard South 02 deg. 36 min. 13 sec. West 1624.06 feet to an iron pin in the line of the Estelle B. Augus property of record in Book 6575, page 658, Register's Office for Davidson County, Tennessee; thence with Augus line North 89 deg. 10 min. 47 sec.

West 50.47 feet to an iron pin; thence leaving Augus line and with the line of the Roy L. Hill property of record in book 2878, page 605, Register's Office for Davidson County, Tennessee, North 60 deg. 56 min. 11 sec. West 41.76 feet to an iron pin; thence North 01 deg. 38 min. 33 sec. East 358.88 feet to an iron pin; thence North 53 deg. 29 min. 52 sec. West 134.39 feet to an iron pin; thence leaving said Roy L. Hill property North 05 deg. 18 min. 04 sec. East 1184.99 feet to an iron pin set on the southerly margin of Old Hickory Boulevard; thence with the southerly margin of said Old Hickory Boulevard South 83 deg. 24 min. 24 sec. East 150.00 feet to the point of beginning, containing 5.84 acres, more or less.

Being the same property conveyed to Thomas J. Powell and wife, Deborah S. Powell, by virtue of a Warranty Deed dated March 28,1988, from Fred Joseph Koehler and wife Dee L Koehler, of record in Book 7507, page 917, Register's Office for Davidson County, Tennessee.

The above legal description is identical to the legal description in the previous deed of record.

This is improved property located at 13891 Old Hickory Blvd, Antioch, TN 37013.

TO HAVE AND TO HOLD **said real estate, with the appurtenances, estate, title and interest belonging to the said Grantees, their successors and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except for current year real estate taxes.**

GRANTORS further covenant **and bind themselves and their heirs and assigns, to warrant and forever defend the title to said real estate to the said Grantees, their and assigns, against the lawful claims of all persons.**

WITNESS **our hands on this 4th day of December, 2003.**

Thomas J. Powell

Thomas J. Powell

Deborah S. Powell

Deborah S. Powell

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Before me, the undersigned authority, a Notary Public in and for said County and State, personally appeared Thomas J. Powell and wife, Deborah S. Powell, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that they executed the foregoing instrument for the purposes therein contained.

In witness whereof, I have hereunto set my hand and seal this 4th day of December, 2003.

NOTARY PUBLIC

GIB VAN DER HEYDEN
NOTARY PUBLIC AT LARGE
MY COMMISSION EXPIRES
06.30.07
DAVIDSON COUNTY, TN

My Commission Expires: