03

Realty Title 18-A

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $179,000.00

Keith A Powell
Affiant

Subscribed and sworn to before me, this 23rd day of January, 2004.

Diane K. Mann
Notary Public
My commission expires:

NOTARY PUBLIC AT LARGE

Davidson County DEEDWARR
Recvd: 01/28/04 09:27 2pgs
Fees:13.00 Taxes:662.30
20040128-0010593

Address of New Owner:	Send Tax Bills to:	Tax Information
Keith A. Powell	1st Trust Bank For Savings	126-15-0-A-223.00
8028 Boone Trace	P.O. Box 17257	
Nashville TN 37221	Memphis, TN 38187-0257	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Michael C. Shippey and wife, Rebecca M. Shippey, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Keith A. Powell and wife, Lisa M. Powell, hereinafter called the Grantees, their successors 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. 201 on the Plan of Boone Trace at Biltmore, Section Five, of record in Instrument No. 200006220062086, (erroneously referenced as Instrument No. 20006220062086 in the prior deed of record), Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael C. Shippey and wife, Rebecca M. Shippey, by deed from Fox Ridge Homes, Inc., f/k/a NVR Fox Ridge, Inc., of record in Instrument No. 20001009-0099997, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 8028 Boone Trace, Nashville, TN 37221

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 23rd day of January, 2004.

Michael C. Shippey, by Joe A. Jamison, Attorney in Fact

Rebecca M. Shippey, by Joe A. Jamison, Attorney-in-Fact

Michael C. Shippey, by Joe A. Jamison, Attorney-in-Fact

Rebecca M. Shippey, by Joe A. Jamison, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joe A. Jamison, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes herein contained, and who further acknowledged that he is the attorney in fact for Michael C. Shippey and Rebecca M. Shippey and that he is authorized by Michael C. Shippey and Rebecca M. Shippey to execute this instrument on their behalf.

Witness my hand in Nashville, TN, this 23rd day of January, 2004.

Notary Public

My Commission expires 03/14/2005