Davidson County DEEDWARR
Recvd: 03/12/04 14:56 2pgs
Fees:13.00 Taxes:1073.00
20040312-0028815

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 9th day of March, 2004.

Notary Public

My Commission Expires: 11/2/05

THOMAS S. NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires 11/02/05

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
John Cirillo and Ruth V. Cirillo
309 Arthur Avenue
Aptos, CA 95003

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map\Parcel: 116-3-0-125.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Charles Lester Powell, married** hereinafter referred to as Grantors, hereby transfers and conveys to **John Cirillo and wife, Ruth V. Cirillo** hereinafter referred to as Grantees, their heirs 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. 7 and 8 in Block 2 on the Plan of the Courts of Belle Meade, a plot of which is of record in Book 547, Page 141, Register's Office for said County, and known as 107 Lincoln Court. Being a portion to Phyllis J. Charlet by deed from E.P. Charlet, Jr. of record in Book 6625, Page 88, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Charles Lester Powell by Quitclaim Deed from Laura Powell of record at Instrument No. 20030121-0007981, Register's Office for Davidson County, Tennessee dated January 17, 2003.

Being the same property conveyed to Charles Lester Powell by Quitclaim Deed from Laura Powell of record at Instrument No. 20030106-0001821, Register's Office for Davidson County, Tennessee dated December 20, 2002.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 547, Page 141, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2004, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 107 Lincoln Court, Nashville, Tennessee 37205.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 my hand this 9th day of March, 2004.

Charles Lester Powell

Tammy Marie Powell *
By: Donald R. Barrett, Jr. Attorney-in-Fact

* Tammy Marie Powell conveys any and all of her marital interest to the subject property.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles Lester Powell, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of March, 2004.

K. THOMAS SIDWELL NOTARY PUBLIC WILLIAMSON

Notary Public

My Commission Expires: 11/2/05

My Commission [illegible] 11/02/05

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State Donald R. Barrett, Jr. with whom I am personally acquainted and who proved himself to be the attorney-in-fact for Tammy Marie Powell, who, being authorized to do so, further acknowledged that he executed the foregoing instrument for the purposes therein contained by signing his name as the attorney-in-fact for Tammy Marie Powell .

Witness my hand and official seal this 9th day of March, 2004.

K. THOMAS SIDWELL NOTARY PUBLIC WILLIAMSON

Notary Public

My Commission Expires: 11/2/05

My Commission [illegible] 11/02/05

10180-BW