THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 22450-03-2004** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $399,900.00. Affiant Subscribed and sworn to before me this 15th day of March, 2004. Notary Public My Commission Expires: 9/4/05

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MARK BLAYNEY LEEDOM My Commission Expires 09/04/2005

WARRANTY DEED

Address New Owner: Sean D. Powell Stacey H. Powell 6316 Banbury Station Brentwood, TN 37027	**Send Tax Bills To:** U.S. Bank N.A. 4801 Frederica St. Owensboro, KY 42301	**Tax Information:** Map No.172.09 Parcel No. 038.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **DeMarco Reynolds and wife, Sharon W. Reynolds**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sean D. Powell and wife, Stacey H. Powell** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 6316 Banbury Station, Brentwood, Tennessee 37027

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 15th day of March, 2004.

DeMarco Reynolds

Sharon W. Reynolds

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **DeMarco Reynolds and Sharon W. Reynolds**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of March, 2004.

Notary Public

My Commission Expires:

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

Davidson County DEEDWARR
Recvd: 03/18/04 13:56 2pgs
Fees:13.00 Taxes:1479.63

20040318-0030991

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 38 on the Plan of Third Revision of Section One Banbury Crossing as of record in Plat Book 9700, pages 536 and 537, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to DeMarco Reynolds and wife, Sharon W. Reynolds by deed dated June 17, 1998 from The Jones Company Custom Homes of Tennessee, Inc., a Tennessee Corporation, of record in Book 10983, page 975, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1) 2004 City/County Taxes, which have been prorated and assumed by the Grantee(s);
2) Restrictions of record in Book 10369, page 48, Book 10962, page 516, Book 11218, page 180, Instrument No. 20010523-0053234, Instrument No. 20030728-0105031;
3) By-Laws of record in Instrument No. 20020610-0070239;
4) Charter of Incorporation of record in Book 11187, page 575; and
5) All matters appearing on the Plan of record in Book 9700, pages 536 and 537, Register's Office for DavidsonCounty, Tennessee.