Davidson County DEEDWARR
Recvd: 04/07/04 09:16 2pgs
Fees:13.00 Taxes:1039.70

20040407-0039333

WARRANTY DEED

Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 281,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF March 2004

Notary Public

MY COMMISSION EXPIRES: 9-2-04
(AFFIX SEAL)

ROBERT M. LOFFI NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 3[illegible] Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William R. Hammons	Bank of America	MAP 171-3A
(NAME)	(NAME)	
1105 Langley Place	2059 Northlake Pkwy	PARCEL 154
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Tucker GA 30084	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, John F. Powell and Renae Powell, both unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William R. Hammons and wife, L. ~~xxxxxx~~ Nicole Hammons

HEREINAFTER CALLED THE 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, TN, being Lot No. 84 on the Plan of Section 6A, Fredericksburg, of record in Plat Book 7900, page 509, amended in Book 9700, page 150, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John F. Powell and wife, Renae Powell by deed dated 7/1/97 from Radnor Homes, Inc. of record in Book 10515, page 97, Register's Office for Davidson County, TN.

Subject to restrictions of record in Book 8920, page 65; Book 9500, page 393; Book 9860, page 840; and Book 7798, page 843, said Register's Office.

Subject to Bylaws of record in Book 8920, page 45; Charter of record in Book 8920, page 40; Amenities Area of record in Book 9443, page 538; and Book 7900, page 807 and Deeds of Conveyance of record in Book 9698, page 81 and Book 9698, page 124, said Register's Office.

This conveyance is subject to any and all existing easements including an easement of record in Book 7993, page 269; and Book 7851, page 712; of record and to all matters shown on the plan of record in Book 7900, page 509 and amended in Book 9700, page 150, said Register's Office.

CONTINUED

unimproved ( )
This is improved (X) property, known as 1105 Langley Place, Brentwood, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our 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 our hand s this 31st day of March, 2004

John F. Powell by M. Norris Jenkins ATTY IN FACT

John F. Powell by M. Norris Jenkins by Power of Attorney of record in in Instrument No. Register's for Davidson County, TN

Renae Powell

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 Renae Powell

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 31st day of March, 2004.

Commission expires 3-26-05

Phyllis Keenan
Notary Public

PHYLLIS KEENAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On March 31, 2003, before me personally appeared M. Norris Jenkins to me known to be the person who executed the foregoing instrument in behalf of John Powell and acknowledged that he executed same as the free act and deed of said John Powell for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of March, 2003.

My Commission Expires:
3-26-05

PHYLLIS KEENAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Phyllis Keenan
Notary Public

LEGAL DESCRIPTION CONTINUATION

Taxes for the year 2004 are prorated and assumed by the Grantees herein. The legal description is the same as the previous deed of record.