Davidson County DEEDWARR
Recvd: 02/14/05 09:57 3 pgs
Fees:18.00 Taxes:495.80
20050214-0016308

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$134,000.00**

Lewis R Powell
AFFIANT / GRANTOR

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 8th DAY OF **FEBRUARY, 2005.**

NOTARY PUBLIC

MY COMMISION EXPIRES 01-25-06
(AFFIX SEAL)

TERINA C. GARRISON NOTARY PUBLIC AT LARGE ROBERTSON CO. TENN.
MY COMMISSION EXPIRES: JAN. 25, 2006

THIS INSTRUMENT WAS PREPARED BY
Creative Title and Escrow, LLC
1994 Gallatin Road North, Suite 306, Madison, TN 37115

Address New Owner(s) As Follows:	***Send Tax Bills To:***	Map and Parcel Number:
Lisa K. Johnson	**Bank of America**	**041-11-0-053.00**
3913 Stilton Drive	**P.O. Box 1675**	
Nashville, TN 37207	**Corapolis, PA 15108**	

FOR AND IN 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,

Lewis R. Powell and wife, Patricia F. Powell,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO,

Lisa K. Johnson, a single woman,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** DESCRIBED AS FOLLOWS, TO-WIT:

See attached legal Exhibit "A"

This conveyance is made subject to such limitations, restrictions and encumbrances of record as may affect the premises, including but not limited to the following:

City and or County taxes for the year 2005 and subsequent years a lien but not yet due and payable.

All Easements, Restrictive Covenants and Conditions, and other matters of record, including all items set out on any applicable plat of record.

All matters on the Plan of Record in Plat Book 2331, page 115, said Register's Office.

Sanitary / Storm Drainage Easements of record in Book 6220, page 31, said Register's Office.

Restrictions of record in Book 2538, page 193, said Register's Office.

(X) Improved
This ( ) Unimproved property is known as: **3913 Stilton Drive**
Nashville, TN 37207

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 not 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 ever 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 8th day of **FEBRUARY, 2005.**

Lewis R. Powell

Lewis R. Powell

Patricia F. Powell

Patricia F. Powell

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Lewis R. Powell and Patricia F. Powell,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison TN

This 8th day of **FEBRUARY, 2005.**

T Garrison

Notary Public

My Commission Expires: 01-25-06

TENNA C. GARRISON NOTARY PUBLIC AT LARGE ROBERTSON CO. TENN. MY COMMISSION EXPIRES JAN. 25, 2006

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 396 on the Plan of Bellshire Estates, Section A, of record in Book 2331, page 116, Register's Office for Davidson County, Tennessee.

Said Lot No. 396 fronts 151.7 feet on the southeasterly side of Stilton Drive and runs back 297.5 feet on the northwesterly line and 317 feet on the southeasterly line to a rear line on which it measures 131 feet.

Being the same property conveyed to Lewis R. Powell and wife, Patricia F. Powell, by Warranty Deed from Ben B. Biffie, Jr. and wife, Vera L. Biffle, dated 05/14/84 and filed for record 05/17/84 in Book 6293, page 501, Register's Office for Davidson County, Tennessee