WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $318,000.00

Deborah Hable
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE.

Rita Mangrum
Notary Public

MY COMMISSION EXPIRES: 3-1-08
(AFFIX SEAL)

RITA MANGRUM NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
USA Title & Escrow, Inc., 1802 Williamson Court, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lori Lynn Bobbitt - Powers	NEW OWNER	128.16-0B-041.00-CO
(NAME)	(NAME)	
432 Summit Oaks Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, Donn C. Hansen and wife, Gayle S. Hansen, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lori Bobbitt-Powers and husband, Jacob Ryan Powers, 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:

Being Lot No. 41 on the Plan of Summit Oaks, Phase One, of record as Instrument No. 200201290011883, as revised in Instrument No. 200210290132410, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Donn C. Hansen and wife, Gayle S. Hansen, by Deed from French River Development Company, L.L.C., dated November 4, 2003, and recorded December 8, 2003, in Instrument No. 200312080175809, said Register's Office.

unimproved

This is improved ✓ property, known as 432 Summit Oaks Drive, Nashville, TN 37221
(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.

Davidson County DEEDWARR
Recvd: 03/08/05 12:08 2 pg
Fees:13.00 Taxes:1176.60
20050308-0025499

Witness our hands this 4th day of March, 2005.

DC Hansen
Donn C. Hansen

Gayle S. Hansen
Gayle S. Hansen

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 Donn C. Hansen and wife, Gayle S. Hansen, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this 4 day of March, 2005.

NOTARY PUBLIC

My Commission Expires: 5-30-07

DARREN F. GRAY NOTARY PUBLIC AT LARGE DAVIDSON CO. TN MY COMMISSION EXPIRES 05/30/2007