Davidson County DEEDWARR
Recvd: 04/19/05 13:40 2 pgs
Fees:13.00 Taxes:1295.00

20050419-0043491

NOTARY PUBLIC AT LARGE

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$350,000.00**.

Affiant

Subscribed and sworn to before me, this the 14th day of April, 2005.

Notary Public

My commission expires: 11-25-06

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **David R. Emery** | **NEW OWNER** | **117-13-008.00** |
| **3310 West End Avenue#700** | | |
| **Nashville, TN 37203** | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

**Thomas Grier Powers and wife, Mary Elizabeth Powers**

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

**David R. Emery, a married man**

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, Tennessee being Lot 24 on the plan of Vailwood Heights of record in Plat Book 1835, Page 32, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.**

**Being the same property conveyed to Thomas Grier Powers and Mary Elizabeth Nichols, both unmarried by deed dated March 31, 2000 from Stockton T. Watson and wife, Laurin M. Watson of record in Instrument No. 20000105-0034121, Register's Office for Davidson County, Tennessee. The said Thomas Grier Powers and Mary Elizabeth Nichols having since married, Mary Elizabeth Nichols is now known as Mary Elizabeth Powers.**

**This conveyance is subject to taxes for 2005 and subsequent years, easements, and restrictions of record.**

This is improved (_X_) Unimproved (____) property, known as **4019 Skyline Drive, Nashville, TN 37215**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEE, his heirs and assigns, against the lawful claims of all persons whomscever. 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/our hand(s) this 14th day of April, 2005.

**Thomas Grier Powers**

**Mary Elizabeth Powers**

**STATE OF TENNESSEE )**
**COUNTY OF Williamson )**

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Thomas Grier Powers and Mary Elizabeth Powers**, the bargainor(s) 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 **14th** day of **April, 2005.**

E Maxney
**Notary Public**

**My Commission Expires:** 11-25-06

