Davidson County DEEDWARR
Recvd: 05/03/05 11:00 2 pgs
Fees:13.00 Taxes:333.00
20050503-0049122

This Instrument Prepared By:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

Return To:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

Warranty Deed

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO: (new owner)	MAP/PARCEL NO:
Dee Dee Brickner 602 Bagley Shop Drive Nashville, TN 37209	4016 Copeland Drive Nashville, TN 37215	90-12-202

For good and valuable consideration received, **Lexie H. Hagan, Conservator for Kenneth R. Powell (Docket No. 04P-1974) and wife, Kathleen O. Powell (Docket No. 04P-1973)** by these presents does transfer and convey by Order of the Seventh Circuit Court of Davidson County, Tennessee (Probate Division), unto the Grantee, **Dee Dee Brickner, married** all of the right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, belonging to **Kenneth R. Powell and wife, Kathleen O. Powell**, described as follows:

LAND IN THE 8TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 155 ON THE MAP OF CHARLOTTE PARK, SECTION II, AS OF RECORD IN BOOK 2663, PAGES 22 AND 23, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 155 FRONTS 90.0 FEET ON THE SOUTHEASTERLY SIDE OF BAGLEY SHOP DRIVE, AND EXTENDS BACK 139.4 FEET ON THE SOUTHWESTERLY LINE AND 109.3 FEET ON THE NORTHEASTERLY LINE, TO A LINE IN THE REAR ON WHICH IT MEASURES 57.9 FEET.

Being the same property conveyed to Kenneth R. Powell and wife, Kathleen O. Powell by Warranty Deed recorded May 5, 1960 in Book 3069, page 389, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Plat Book 2663, Pages 22 and 23; Book 2593, Page 566, Register's Office for said County.

This is improved property known as 602 Bagley Shop Drive, Nashville, TN 37209.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its heirs and assigns forever. And the Grantor covenants with the Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that same is unencumbered except as stated above. And the Grantor does further covenant and bind herself as **Conservator for Kenneth R. Powell and wife, Kathleen O. Powell** its heirs and assigns, to warrant and forever defend the title to said land to the Grantee, its heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand this 27th day of April 2005.

Lexie H. Hagan, Conservator
Lexie H. Hagan, Conservator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of April 2005, before me personally appeared, Lexie H. Hagan, Conservator for Kenneth R. Powell and wife, Kathleen O. Powell to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the forgoing instrument on behalf of the Kenneth R. Powell and wife, Kathleen O. Powell, and acknowledged that she executed the same as her free act and deed and for the purposes described herein.

Witness my hand and official seal, at the office, this 27th day of April, 2005

My commission expires:
7-29-06

Notary Public

MARY FRANCES RUDY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $90,000.00.

Affiant

Subscribed and sworn to before me this 27 day of April 2005, 2005.

Notary Public

My Commission Expires:

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JULY 29, 2006