Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #05-1306

Davidson County DEEDWARR
Recvd: 06/22/05 12:39 2 pgs
Fees:13.00 Taxes:710.40
20050622-0071591

Return To:
Rudy Title & Escrow, LLC
2012 21st Ave. South
Nashville, TN 37212

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Robert R. Powell and wife, Tami M. Powell, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto William Michael Stergis and wife, Gladys Stergis, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Cheatham County, Tennessee, described as follows: To Wit:

Beginning at an iron pin set in the west right-of-way of Old Pond Creek Road, located 1.015 feet from the southeast corner of the James Bibee, et ux, property; thence north 87 deg. 51' 45" west 535.53 feet to a point; thence north 02 deg. 08' 15" east 433.68 feet to a point; thence south 87 deg. 51' 45" east 482.20 feet to an iron pin in the west right-of-way of Old Pond Creek Road; thence along said right-of-way south 09 deg. 53' 44" west 85.91 feet to an iron pin; thence south 10' deg. 22' 36" east 326.80 feet to an iron pin; thence south 13 deg. 10' 15" west 30 feet to the point of beginning containing 5.0 acres, more or less, according to a survey of Dixie Engineering Associates dated 1/5/87.

Being the same property conveyed to Robert R. Powell and wife, Tami M. Powell by deed dated March 24, 1992 of record in Book 8583, page 306, Register's Office for Cheatham County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 8185 Old Pond Creek Road, Pegram TN 37143.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 15th day of June, 2005

Robert R. Powell

Robert R. Powell

Tami M. Powell by Dianne Rucker

Tami M. Powell, by Dianne Rucker, atty-in-fact

Dianne Rucker attorney-in-fact

State of Tennessee)
County of Davidson)

On this 15th day of June, 2005, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named **Robert R. Powell**, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/25/06

AT LARGE
DAVIDSON COUNTY
My Commission Expires

State of Tennessee)
County of Davidson)

On this 15th day of June, 2005, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named **Dianne Rucker**, to me known (or proved to me on the basis of satisfactory evidence) and who further acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the "attorney-in-fact" of Tami L. Powell, and is authorized by her to execute this instrument in her behalf, as a free act and deed.

Notary Public

My Commission Expires: 3/25/06

PUBLIC
AT
LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 192,000.00.

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Affiant

Sworn and subscribed before me on this the 15th day of June, 2005.

Notary Public

My Commission Expires: 7-29-06

NEW OWNER:
Michael Stergis
8185 Old Pond Creek Road
Pegram, TN 37143

RESPONSIBLE FOR TAX PAYMENT:
New Owner

TAX MAP-PARCEL #:
100-0-68