Davidson County DEEDWARR
Recvd: 07/13/05 09:39 2 pgs
Fees:13.00 Taxes:3378.58

20050713-0081000

THIS INSTRUMENT PREPARED BY: **Wesley D. Turner** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 Deaderick Street, Suite 1100 P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ DeKalb) The actual consideration or value, whichever is greater, for this transfer is $913,129.00. Affiant Subscribed and sworn to before me, this 5th day of ~~June~~ July, 2005. Notary Public My Commission Expires: 5-27-2008

NOTARY PUBLIC AT LARGE — DEKALB COUNTY, TN

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Greg Powell and Andrea Powell 1710 Graybar Lane Nashville, TN 37215	Greg Powell, et ux. 1710 Graybar Lane Nashville, TN 37215	P/O 117-11-0 36.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BOB HALEY**, married, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **GREG POWELL AND WIFE, ANDREA POWELL,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 1710 Graybar as shown on Exhibit "C" to the Master Deed for Hopkins at Graybar Condominium, of record as Instrument No. 20050510-0052782, as amended at Instrument No. 20050524-0058665, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Bob Haley by deed from Elba Ann Cole, unmarried, of record as Instrument No. 20040602-0064562, Register's Office for Davidson County, Tennessee.

The subject property is not the usual place of residence of the Grantor or his spouse.

This conveyance is made subject to:

1. The premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Sections 66-27-101 et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed for Hopkins at Graybar Condominium, of record in Instrument No. 20050510-0052782, Register's Office for said County.

2. All matters shown on the Plan of record as Exhibit "C" to the Master Deed for Hopkins at Graybar Condominium, of record as Instrument No. 20050510-0052782, Register's Office for Davidson County, Tennessee.

This is improved property known as 1710 Graybar Lane, 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 Grantees, their successors and assigns, forever; and I covenant with the said Grantees that I am 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 further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantees, their successors and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 28th day of June, 2005.

Bob Haley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BOB HALEY**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 28th day of June, 2005.

Notary Public

My Commission Expires: _____

GEORGE V. CRAWFORD, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007