Return To
Executive Title, LLC
2520 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

# WARRANTY DEED

ST-05-5751

STATE OF Tennessee
COUNTY OF Wilson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $148,000.00

Laura Kay Powers
Affiant

Subscribed and sworn to before me, this 25th DAY OF July, 2005.

6-17-07 Rita B. Mitchell
Notary Public

MY COMMISSION EXPIRES: 6-17-07
(AFFIX SEAL)

RITA B. MITCHELL NOTARY PUBLIC AT LARGE WILSON COUNTY TENN.

**THIS INSTRUMENT WAS PREPARED BY**
MARY FRANCES RUDY, ATTORNEY AT LAW
2012 21st AVENUE SOUTH
NASHVILLE, TENNESSEE 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Laura Kay Powers and Ralph R. Langston, IV | nBank, N.A. | |
| (NAME) | (NAME) | |
| 1313 RaVenna Court South | 1255 Lakes Parkway Bldg 200 Ste 2 | 150-03-0 355.00 |
| (ADDRESS) | (ADDRESS) | |
| Antioch, Tennessee 37013 | Lawrenceville, GA 30043 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we FRANK W. MULLER, JR. AND JANICE C. MULLER, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto LAURA KAY POWERS AND RALPH R. LANGSTON, IV, BOTH UNMARRIED, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, BEING Lot No. 409 on the Plan of The Country, Section 9, as of record in Book 6900, pages 285 and 286, Register's Office of Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Frank W. Muller, Jr., and wife, Janice C. Muller, by Warranty Deed from Randall Phillips Builders, Inc., and Philhall Corp., executed on June 6, 1988, of record in Book 7565, page 112, Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record, if any.

unimproved ( )
This is improved (x) property, known as 1313 RaVenna Court South, Antioch, Tennessee 37013
(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.

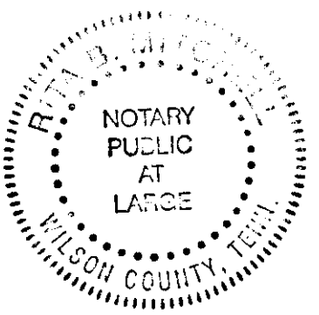
Witness my/our hand(s) this 25th day of July, 2005.

Frank W. Muller, Jr.

Janice C. Muller

Davidson County DEEDWARR
Recvd: 07/28/05 10:10 2 pgs
Fees:13.00 Taxes:547.60

20050728-0088158




STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Frank W. Muller, Jr. and Janice C. Muller, 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 Mt. Juliet, Tennessee, this 25th day of July 2005.

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My Commission Expires: 6-14-07

Rita B. Mitchell
Notary Public

**RETURN TO:**

**EXECUTIVE TITLE LLC**

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Mt. Juliet, TN 37122

**MARY FRANCES RUDY**

ATTORNEY - AT - LAW