Davidson County DEEDWARR
Recvd: 11/01/05 08:17 2 pgs
Fees:13.00 Taxes:732.60

20051101-0131629

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $198,000.00

Amanda Minor
Affiant

Subscribed and sworn to before me, this 24th day of October, 2005.

Notary Public

My commission expires: 7-29-06

AMY FREDRICKSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd. Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Shawna D. Powell	Churchill Mortgage Corp	**Map 149 Group 15-O-A Parcel 41-CO**
2305 Edencrest drive	761 Old Hickory Blvd. Ste 401	
Antioch, Tennessee 37013	Brentwood, TN 37027	

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

Linda Brunner Harrison and husband, Brian K. Harrison

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

Shawna D. Powell, ~~unmarried~~ and husband Thaddius Powell

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 No. 145 on the Plan of Section One, Cambridge Forest, a Planned Unit Development, of record in Book 9700, Pages 299 and 300, Register's Office for said county, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Linda Brunner Harrison and husband, Brian K. Harrison, by Warranty Deed from Beazer Homes Corp., d/b/a Phillips Builders, of record in Book 10825, Page 528, dated March 4, 1998, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 9700, Pages 299 & 300, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 10332, Page 1, Book 10774, Page 723, Instrument #20020221-0022797, and Instrument #20021023-0130058, Register's Office for DAVIDSON County, Tennessee.
Quitclaim Deed for common area to Homeowners Association of record in Instrument #20030624-0086951, Register's Office for DAVIDSON County, Tennessee.
Deed of Conveyance of record in Book 10800, Page 894 and 932, Register's Office for DAVIDSON County, Tennessee.
Roadway Easement of record in Book 3, Page 26, Chancery Court for DAVIDSON County, Tennessee.
All matters of record in Book 6900, Page 561 and 562, Register's Office for DAVIDSON County, Tennessee.
Sewer and Drainage Easement of record in Book 6881, Page 320, Book 7453, Page 445, and Book 8795, Page 158, Register's Office for DAVIDSON County, Tennessee.
Telephone Line Easement of record in Book 1207, Page 529, Register's Office for DAVIDSON County, Tennessee.
Agreement of record in Book 1147, Page 148, Register's Office for DAVIDSON County, Tennessee.
Easement to Morgan Cemetary of record in Book 7632, Page 962, Register's Office for DAVIDSON County, Tennessee.
Storm Water Detention Agreement of record in Book 10805, Page 497, Register's Office for DAVIDSON County, Tennessee.
Charter for Homeowners Association of record in Book 10343, Page 769, Register's Office for DAVIDSON County, Tennessee.
Subject to the rights of others in and to common areas / elements.

Subject to lien for special assessment contained in Declaration of Covenants, Conditions and Restrictions, Master Deed.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This is improved property known as 2305 Edencrest drive, Antioch, Tennessee 37013.

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 that we are 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 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 24th day of October, 2005.

Brian K. Harrison

Linda Brunner Harrison

Linda Brunner Harrison

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Brian K. Harrison and Linda Brunner Harrison, the within named sellers, 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, at office, this 24th day of October, 2005.

Notary Public

My Commission Expires:

RUSSELL JOHN McCANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES
July 18, 2009

File #: **05566-JM**
RECORD & RETURN TO:
Escrow Services
10 Cadillac Dr. Ste. 150
Brentwood, TN 37027