Bk 8

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/17/05 14:01 2 pgs
Fees:13.00 Taxes:1359.38

20051117-0139204

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires July 19, 2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS ~~$361,900.00~~ $367,400.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 14TH DAY OF NOVEMBER, 2005.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5120 VIRGINIA WAY, C-22, BRENTWOOD, TN 37027
file # 05-01155 LANDMAN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Margaret Landman	Wachovia Mortgage Corporation	MAP:
6037 Brentwood Chase Drive	P.O. Box 96001	Parcel:160-160B 75.00 CO
Brentwood, TN 37027	Charlotte, NC 28296	

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

ALAN D. POWELL AND WIFE, MARY W. POWELL

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

MARGARET LANDMAN, AN UNMARRIED WOMAN,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 6037 Brentwood Chase Drive, Brentwood, TN 37027

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 our hand on the 14th day of November, 2005.

Alan D. Powell

Alan D. Powell

Mary W. Powell

Mary W. Powell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, ALAN D. POWELL AND MARY W. POWELL, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 14th day of November, 2005.

Notary Public _____

My Commission Expires: _____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires July 19, 2008

EXHIBIT A - LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING ALL OF LOT NO. 92, REVISION ONE-SECTION ONE-BRENTWOOD CHASE, AS SHOWN BY PLAT APPEARING OF RECORD IN PLAT BOOK 9700, PAGE 936-941, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DETAILS OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO ALAN D. POWELL AND WIFE, MARY W. POWELL BY WARRANTY DEED FROM CLASSIC HOMES, BOS, LP, RECORDED THE 15TH DAY OF JULY, 2003 IN INSTRUMENT NO. 20030715-0098677, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO: TAXES FOR 2006, AND SUBSEQUENT YEARS; THE PLAN, WITH OWNER'S CERTIFICATE, OF RECORD IN BOOK 9700, PAGE 936, 937, 938, 939, 940 AND 941, SAID REGISTER'S OFFICE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF; STORMWATER DETENTION AGREEMENT TO THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY OF RECORD IN BOOK 11115, PAGES 281 AND 286, SAID REGISTER'S OFFICE THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN DOC NO. 20030110-0004465, CO. NO. 200005310053797, DOC NO. 200005310053798 AND DOC. NO 20000831-0086366 SAID REIGSTER'S OFFICE, WHICH SETS FORTH ASSESSMENTS, LIENS AND OTHER MATTERS, TO WHICH DECLARATION REFERENCE IS HEREBY MADE FOR MORE PARTICULARS.