WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/13/05 08:27 2 pgs
Fees:13.00 Taxes:703.00
20051213-0149309

LARRY D. C. NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.
My Commission Expires FEB. 10, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Elizabeth Ann Colwell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF DECEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: 2-10-08

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elizabeth Ann Colwell	SAME	MAP 102-08 PAR 33
(NAME)	(NAME)	
853 Russleo Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **Judy Carole Powell and Jane Harris Powell, beneficiaries under the terms of the Last Will and Testament of T. H. Joy Powell, deceased,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Elizabeth Ann Colwell,** HEREINAFTER CALLED THE GRANTEE, THEIR HER AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Situated in Davidson County, Tennessee, being Lot No. 42 on the Plan of Horton Heights, Section IV, as of record in Book 1835, page 129, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point on the southwesterly margin of Russleo Drive at the northeast corner of Lot No. 41 on said plan; thence with the southwesterly margin of said Drive, northwestwardly 130 feet to the southeast corner of Lot No. 43 on said plan; thence with the line between said Lot Nos. 42 and 43, southwestwardly 131.9 feet to the corner of Lot Nos. 42, 43, and 44; thence with the line between said Lots Nos. 42 and 44, southwardly 138.4 feet to a monument; thence South 48 deg. 32' east 6 feet to the northwest corner of said Lot No. 41; thence with the line between said lots Nos. 41 and 42, northeastwardly 229.8 feet to the beginning.

Being the same property conveyed to T. H. Joy Powell and wife, Inez G. Powell by deed of record in Book 2703, page 359, Register's Office for Davidson County, Tennessee; the said Inez G. Powell having predeceased T. H. Joy Powell on September 30, 1984, and the said T. H. Joy Powell having since died on June 13, 2005, testate. Pursuant to the Last Will and Testament of T. H. Joy Powell, Probate No. O5P1398, Will Image No. 6003/2053863, Probate Court for Davidson County, Tennessee, the property vests in his beneficiaries, being Judy Carole Powell and Jane Harris Powell.

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions, and easements of record as may affect the afore described tract of land.

This is improved property, known as 853 Russleo Drive, Nashville, TN 37209
(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 our hands this ___ day of December, 2005.

Judy Carole Powell
Judy Carole Powell

Jane Harris Powell
Jane Harris Powell

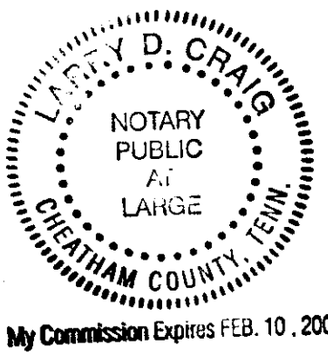
STATE OF TENNESSEE

COUNTY OF DAVIDSON

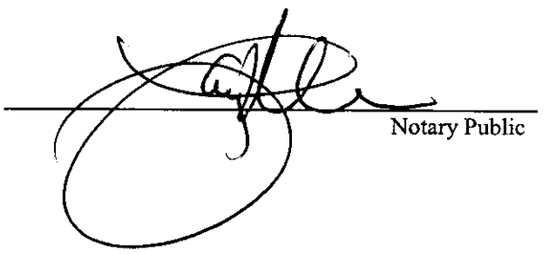
Before me, the undersigned, a Notary Public, in and for the said County and State, Judy Carole Powell and Jane Harris Powell the within named bargainor(s), with whom I am personally acquainted or proved to be on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 6th day of December, 2005.

Commission expires: 2-10-08



My Commission Expires FEB. 10 , 2008



Notary Public