Return To: Founders Title and Escrow, LLC
1912 21st Ave South
Nashville, TN 37212 Box 19-A

Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle Suite 125
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $117,500.00

Natasha Powell
Affiant

Subscribed and sworn to before me, this 28 day of December 2005.

Brenda S Lane
Notary Public
My commission expires: 5-23-06

BRENDA S. LANE
NOTARY PUBLIC
STATE OF TENNESSEE
DICKSON COUNTY
Exp. 5/23/06

Davidson County DEEDWARR
Recvd: 12/29/05 09:31 2 pgs
Fees:13.00 Taxes:434.75
20051229-0155926

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Natasha Powell | Bank of America | 161-11-0D08.300CO |
| 409 English Ivy Dr | 1400 Best Plaza Dr. Ste 101 | |
| Nashville TN 37211 | Richmond VA 23227 | |

# WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Molly L. McAllester, an unmarried person, and Susan V. Harris, a married person, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Natasha Powell, an unmarried person, hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. P83, on the Plan of Villages of Brentwood, Phase VII, as shown on plat of record in Plat Book 6900, page 777, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Gregory J. Kustelski and Judith Ann Kustelski by Deed of record in Book 11419, Page 207 recorded 04/06/1999, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) Real Estate taxes for the year 2006 and subsequent years. Tax Parcel No. 161-11-0D08.300CO 2) All matters shown on Plat recorded in Book 6900, page 777. 3) Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 7231, page 989; Book 7472, page 108 and Book 7679, page 109, and in any allied instrument(s) referred to in said restrictions. 4) By-Laws of Villages of Brentwood of record in Book 7231, page 816. 5) QuitClaim Deed for common areas to Villages of Brentwood Homeowner's Association of record in Book 7663, page 728.

This property is improved property known as 409 English Ivy Dr, Nashville, Tennessee 37211

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 hand this 28 day of December, 2005.

Molly L. McAllester

Susan V. Harris

William L. Harris
Who joins in this conveyance to convey any marital interest he may have.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Molly L. McAllester, Susan V. Harris, and William L. Harris, 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 28th day of December, 2005.

Notary Public

My Commission expires: 1/27/07

NANCY E. SWYSTUN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 27, 2007

FILE NO: WG1265