Davidson County DEEDWARR
Recvd: 03/07/06 15:34 2 pgs
Fees:13.00 Taxes:111.00

20060307-0026569

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

G-MF-05-4735

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,000.00

Affiant

Subscribed and sworn to before me, this 21st DAY OF February, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-29-06

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth M. Brown	KB New Owner 4341 Pecan ~~PrimeTrust Bank~~ Valley Rd.	
4735 Old Hydes Ferry Pike	(NAME) KB ~~310 South Main Street~~	68-42
(ADDRESS) Nashville, TN 37218	(ADDRESS) KB Nashville, TN ~~Ashland City, TN 37015~~ 37218	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ANTHONY POWERS, unmarried, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KENNETH M. BROWN AND KAREN R. BROWN AND KENNY RAY BROWN AND Hallie A. Brown, ALL JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A TRACT OF LAND IN THE 13TH, FORMERLY THE 25TH CIVIL DISTRICT OF SAID COUNTY AND STATE DESCRIBED AS FOLLOWS:

BEGINNING AT J. W. HOWINGTON'S NORTHWEST CORNER AT A STAKE IN THE CENTER OF THE HYDES FERRY PIKE, AND RUNNING WITH THE CENTER OF SAID PIKE, WEST 9 POLES TO A STAKE; THENCE SOUTH 5 POLES TO THE CENTER OF GOLD HOLLOW BRANCH; THENCE WITH THE MEANDERINGS OF SAID BRANCH IN A SOUTHEASTERN DIRECTION TO J. W. HOWINGTON'S LINE; THENCE WITH SAID LINE IN A NORTHERLY DIRECTION TO THE BEGINNING, CONTAINING BY ESTIMATION 5/8 OF AN ACRE, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO CLELLIE O. POWERS BY WARRANTY DEED FROM CLIFFORD BROWN AND WIFE, ELIZABETH BROWN, RECORDED ON THE 20TH DAY OF JUNE, 1967 IN DEED BOOK 4143, PAGE 2, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. Said Clellie O. Powers having since died (January 30, 2003). The following constitute the heirs at law of Clellie O. Powers: Brenda S. Powers Threet, Anthony Powers, Betty Powers, Scott Powers, Joe Wayman and Allen Troy Wayman as evidenced by Affidavit of Heirship recorded simultaneously herewith in Instrument No. 20060307-0026562, Register's Office for Davidson County, Tennessee. Brenda S. Powers Threet conveyed any and all interest in and to said property to Anthony Powers by Quitclaim Deed recorded simultaneously herewith in Instrument No. 20060307-0026567, Register's Office for Davidson County, Tennessee. Betty Powers conveyed any and all interest in and to said property Anthony Powers by Quitclaim Deed recorded simultaneously herewith in Instrument No. 20060307-0026568, Register's Office for Davidson County, Tennessee. Scott Powers conveyed any and all interest in and to said property to Anthony Powers by Quitclaim Deed recorded simultaneously herewith in Instrument No. 20060307-0026566 Register's Office for Davidon County, Tennessee. Allen Troy Wayman conveyed any and all interest in and to said property to Anthony Powers by Quitclaim Deed recorded simultaneously herewith in Instrument No. 20060307-0026564, Register's Office for Davidson County, Tennessee. Joe Wayman conveyed any and all interest in and to said property to Anthony Powers by Quitclaim Deed record simultaneously herewith in Instrument No. 20060307-0026565, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 4735 Old Hydes Ferry Pike, Nashville, Tennessee 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 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/our hand(s) this 21st day of February, 2006.

Anthony Powers

Anthony Powers

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Anthony Powers, the within named bargainor, 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, this the 21st day of February, 2006.

Notary Public

My Commission Expires: 7-29-06

(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903