BOX 10-A

WARRANTY DEED



Davidson County DEEDWARR
Recvd: 04/17/06 08:34 3 pgs
Fees:18.00 Taxes:449.55



20060417-0042921

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $121,500.00

Robert S. Hite
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF APRIL, 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert S. Hite	New Owner	150-11-158
(NAME) 5316 General Forrest Court	(NAME)	134-13-128
(ADDRESS) Nashville, TN 37215	(ADDRESS)	149-2A-77
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JOHN POWERS AND WIFE, THERESA POWERS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT S. HITE,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE EXHIBIT "A" ATTACHED HERETO

unimproved ☐

This is improved ☒ property, known as 4804 Shirmar Drive, Nashville, TN 37211; 3448 New Towne Road, Antioch, TN 37013 and 812 Bayswater Place, Antioch, TN 37013
(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 GRANTEE, his heirs and assigns forever; and we do covenant with the said GRANTEE 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, his 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 13th day of April, 2006.

John Powers

Theresa Powers

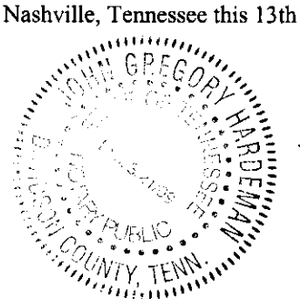
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John Powers and Theresa Powers, the bargainors, 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 Nashville, Tennessee this 13th day of April, 2006.

Commission expires:



Notary Public

EXHIBIT "A"

Tract I:

Land in Davidson County, Tennessee, being Lot No. 213 on the Plan of Kenilworth Estates, Section Four, of record in Plat Book 3300, pages 34, 35 and 36, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Robert S. Hite and John Powers, as tenants in common by deed from Bruce James Palmer and wife, Barbara Sue Palmer, of record in Book 10245, page 952, Register's Office for Davidson County, Tennessee.

Tract II:

Land in Davidson County, Tennessee, being Lot No. 192 on the Plan of Towne Village of The Country, Section III, as of record in Book 5200, pages 268 and 269, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Robert S. Hite and wife, Rhonda Hite and John Powers and wife, Theresa Powers by deed from Allen R. Walker and wife, Debra Walker, of record in Book 7319, page 689, Register's Office for Davidson County, Tennessee, and further conveyed to Robert S. Hite by deed from Rhonda Smart (formerly known as Rhonda Hite), of record in Book 10283, page 313, Register's Office for Davidson County, Tennessee.

Tract III:

Land in Davidson County, Tennessee, being Lot No. 107 on the Plan of Piccadilly Square, Phase 1, of record in Plat Book 5200, pages 720, 721 and 722, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate legal description.

Being the same property conveyed to John Powers and Robert S. Hite, as tenants in common by deed from Thurman D. Jackson and wife, Norma J. Jackson, of record in Book 9240, page 696, Register's Office for Davidson County, Tennessee.