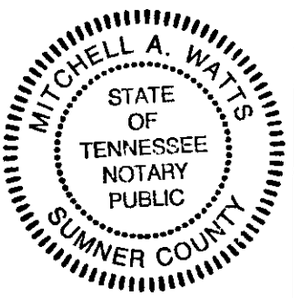
Please Return To
REALTY TITLE & ESCROW
4721 ANDREW JACKSON PKWY
HERMITAGE, TN 37076



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $196,500.00

S. K. Powell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of May, 2006.

Notary Public

MY COMMISSION EXPIRES: September 30, 2009.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Stephen T. Barrios	1st Trust Bank for Savings	126-15-0-A
8032 Settlers Way	6525 Quail Hollow, Suite 300	GROUP
Nashville, Tennessee 37221	Memphis, TN 38187	PARCEL 009.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Ninety Six Thousand Five Hundred Dollars and Zero Cents ($196,500.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Shannon K. Powell, married, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Stephen T. Barrios and wife, Jo Anne Barrios, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

BEING Lot No. 9, Plan of Phase One, Boone Trace at Biltmore of record in Plat Book 7900, page 667, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Shannon K. Powell by deed dated April 12, 2002, from Phillip D. Sellers and wife, Frith M. Sellers, of record as Instrument No. 20020418-0048306 in the Register's Office for Davidson County, Tennessee; the said Shannon K. Powell having since married.

Evelyn Dee Powell, spouse of Shannon K. Powell, joins in this conveyance to convey any interest she may have in subject property, particularly any marital interest.

This conveyance is expressly made subject to reservations, easements, covenants, conditions and restrictions contained in former instruments of record pertaining thereto and to all matters shown on the plan of record and the property taxes for the current year which have been prorated between the parties herein and assumed by the Grantees herein.

Davidson County DEEDWARR
Recvd: 05/03/06 11:19 2 pgs
Fees:13.00 Taxes:727.05
20060503-0051122

This is:

unimproved ☐

improved ☒ property known as 8032 Settlers Way, Nashville, Tennessee 37221

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 I do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my 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 my hand this 2nd day of May, 2006.

Shannon K. Powell

Evelyn Dee Powell

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Shannon Keith Powell and Evelyn Dee Powell, 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 2nd day of May, 2006.

Commission expires: September 30, 2009

Mitchell A. Watts Notary Public

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY