06-1135 39-B

1 of 2

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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W & I Ref:(dm) Title No: 47881
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 07/12/06 15:33 2 pgs
Fees:13.00 Taxes:3237.50
20060712-0084066

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
G. Edward Powell Molly L. Powell 3621 Saratoga Drive Nashville, Tennessee 37205	New Owner

TAX MAP-PARCEL NUMBERS: 11701002400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$875,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Richard Henry Bowers and spouse, Deborah Turner Bowers**, hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **G. Edward Powell and spouse, Molly L. Powell** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot Nos. 33 and 34 of Block "A" on the Plan of Bellwood, as of record in Book 547, pages 149 and 150, Register's Office for Davidson County, Tennessee.

Said Lot No. 33 fronts 60 feet on the southerly side of Saratoga Drive and runs back, 128.75 feet on the easterly line and 133.25 feet on the westerly line, to a dead line, measuring 60.18 feet thereon.

Said Lot No. 34 fronts 60 feet on the southerly side of Saratoga Drive and runs back, 133.25 feet on the easterly line and 138.23 feet on the westerly line, to a dead line measuring 60.18 feet thereon.

Being the same property conveyed to Richard Henry Bowers and Deborah Turner Bowers by deed from Robert E. Hoehn of record in Book 9371, page 855, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2006, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 547 Pages 149 and 150, said Register's Office, which Plan shows a 25 foot minimum building setback line from Saratoga Drive.

This is improved property, known as: 3621 Saratoga Drive, Nashville, Tennessee 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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 FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of June, 2006.

Richard Henry Bowers

Deborah Turner Bowers

State of TENNESSEE
County of DAVIDSON

On this 30th day of June, 2006, before me the undersigned authority, personally appeared Richard Henry Bowers and Deborah Turner Bowers, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: ...mission Expires JULY 21, 2007

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $875,000.00.

Affiant

Sworn and subscribed before me this the 30th day of June, 2006.

EMILY C. MAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 5-28-09

Notary Public