WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/20/06 08:49 2 pgs
Fees:13.00 Taxes:425.50

20060720-0087391

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN. My Commission Expires FEB 10 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 18TH DAY OF JULY, 2006.

Notary Public

MY COMMISSION EXPIRES 2-10-08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MARCUS A. BALLARD SR.	SAME	MAP 83-12 PARCEL 79
(NAME)	(NAME)	
234 Riverside Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **LOVIE K. POWELL, a widow, by and through NORMAN JEAN LOWE, Attorney in Fact,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARCUS A. BALLARD, SR.,** HEREINAFTER CALLED THE GRANTEE, HEIR HIS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 166 on the Plan of Eastland Acres, Section 3, as of record in Book 2331, page 41, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Doyle J. Powell and wife, Lovie K. Powell by deed of record in Book 2742, page 509, Register's Office for Davidson County, Tennessee; the said Doyle J. Powell having died on May 17, 2002, the property vests in Lovie K. Powell as surviving tenant by the entirety.

NORMA. JEAN LOWE executes this instrument as Attorney in Fact for LOVIE K. POWELL pursuant to Durable General Power of Attorney of record in Instrument No.20060712-0083893, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions and easements of record as may affect the afore described tract of land.

This is improved property, known as 2603 BRITTANY COURT, NASHVILLE, TN 37206
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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(s) this 7/18/2006.

Lovie K. Powell by
LOVIE K. POWELL

Norma Jean Lowe AIF
BY: NORMA JEAN LOWE, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, NORMA JEAN LOWE, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained,

and further acknowledged that she is the Attorney In Fact for LOVIE K. POWELL and is authorized by LOVIE K. POWELL to execute this instrument on her behalf.

WITNESS my hand and official seal this 7/18/06

NOTARY PUBLIC

My com. expires 2-10-08

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.

My Commission Expires FEB. 10, 2008