WARRANTY DEED

Box 28-B

The actual consideration or value for this transfer is $ 135,000.00.

Madeline J. Erwin
AFFIANT

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

SWORN TO AND SUBSCRIBED before me this 28th day of July, 2006.

NOTARY PUBLIC
My Commission Expires: 3-22-2008

LEROY JOHNSTON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 08/03/06 07:58 2 pgs
Fees:13.00 Taxes:499.50
20060803-0094297

This space for Register of Deeds

This instrument prepared by: Johnny Ellis, Esq, 306 Gay St., #200, Nashville, TN 37201, 615.256.5003 file#06040002

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
Madeline J. Erwin 100 Newport Drive Old Hickory, TN 37138	Guaranty Trust Company 316 Robert Rose Drive Murfreesboro, TN 37129-1218	53-2 / 53.00

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by Madeline J. Erwin, unmarried , and other good and valuable consideration, the receipt of which is hereby acknowledged,

We, WILLIAM E. FLATT, JR. and ALESSA DENISE POWELL, the GRANTORS herein, have bargained and sold, and by these presents do transfer and convey unto:

MADELINE J. ERWIN ,unmarried, the GRANTEE herein, her heirs and assigns in fee simple absolute, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 1 as shown on the Plan of Fairway View Subdivision, of record in Plat Book 2900, page 41, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to William E. Flatt and wife, Jo Anne Flatt by deed dated May 11, 1960 from Bacoga, Inc. of record in Book 3070, page 567, Register's Office for Davidson County, Tennessee. The said William E. Flatt died on November 5, 2003, predeasing his wife, Jo Anne Flatt. The said Jo Anne Flatt has also since died, and by her Last Will and Testament bearing Probate Docket No. 06P-246, Probate Court Clerk's Office for Davidson County, Tennessee, devised the subject property to William E. Flatt, Jr. and Alessa Denise Powell.

The above description is the same as in the previous deed of record.

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, her heirs and assigns, forever. 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. 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, her heirs and assigns, against the lawful claims of all persons WHOMSOEVER.

The herein described property is subject to the following:
2006 Property taxes are to be prorated and assumed by the GRANTEE.
Subject to all matters shown on the Plan of record in Plat Book 2900, page 41; easements contained in the Agreed Order of record in Book 5065, page 155, as amended in Book 5286, page 760, Register's Office for Davidson County, Tennessee.

Grantors make oath and say, that the property described herein is not their principal residence, nor the residence of their spouse nor any dependant and this conveyance is not made to defeat the rights of any third party.

This is improved property known as: 100 Newport Drive, Old Hickory, TN. 37138.

Witness our execution this 28th day of July, 2006.

William E. Flatt, Jr.

Alessa Denise Powell
By: William E. Flatt, Jr.
Her Attorney-in-fact

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Leroy J. Ellis IV, a Notary Public in and for said County and State, the within named William E. Flatt, Jr. the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument, for the purposes therein contained.

Sworn to and Witness my hand and official seal at Old Hickory, Tennessee this 28 day of JULY, 2006.

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 3-22-2008

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

I William E. Flatt, Jr. Attorney -in-fact for my sister, Alessa Denise Powell do hereby swear and affirm that the Power of Attorney granted to me by instrument of record in the Register's Office for Davidson, County, Tennessee, instrument #20060803-0094296 has not been revoked, and I have had no notice, written or oral, of revocation of said Power of Attorney.

William E. Flatt, Jr.

Personally appeared before me, Leroy J. Ellis, a Notary Public in and for said County and State, the within named William E. Flatt, Jr. Attorney in fact for Alessa Denise Powell the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument, on behalf of Alessa Denise Powell for the purposes therein contained and expressed and acknowledged that he executed the same as the free act and deed of Alessa Denise Powell.

Sworn to and Witness my hand and official seal at Old Hickory Tennessee this 28 day of JULY, 2006.

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 3-22-2008

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WARRANTY DEED

From: William E. Flatt, Jr. and Alessa Denise Powell

To: Madeline J. Erwin

Property:

100 Newport Drive
Old Hickory, TN. 37138

This Instrument was Prepared by:

Leroy Johnston Ellis IV
Attorney at Law
306 Gay Street, Suite 200
Nashville, Tennessee 37201
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