WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

G-RR-06-4206

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $369,824.65

Affiant

Subscribed and sworn to before me, this 14th DAY OF August, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-24-10
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 08/24/06 09:44 2 pgs
Fees:13.00 Taxes:1368.35

20060824-0104325

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS (NAME)	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Tia Sillers	New Owner (NAME)	
4206 Nevada Avenue		91-16-223
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we RICHARD B. POWELL, JR. AND WIFE, ANNA WILSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto TIA SILLERS, married, hereinafter called the Grantee(s), their heirs and assigns, that 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. 107 IN BLOCK 3 OF THE CHARLOTTE PARK COMPANY'S FIRST ADDITION TO NASHVILLE, TENNESSEE, AS OF RECORD IN BOOK 57, PAGE 103, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT NO. 107 FRONTS 50 FEET ON THE NORTH SIDE OF NEVADA AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 180 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO RICHARD B. POWELL, JR. AND WIFE, ANNA WILSON BY WARRANTY DEED FROM RON RUNYEON, MARRIED, RECORDED ON THE 22ND DAY OF JUNE, 2004 IN INSTRUMENT NO. 20040622-0073985, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

* Said property is not the primary residence of the Grantee.

unimproved ( )

This is improved (X) property, known as 4206 Nevada Avenue, Nashville, Tennessee 37209
(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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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/our hand(s) this 14th day of August, 2006.

Richard B. Powell, Jr. by Anna Wilson
Richard B. Powell, Jr., by Anna Wilson,
Attorney-in-fact

Anna Wilson

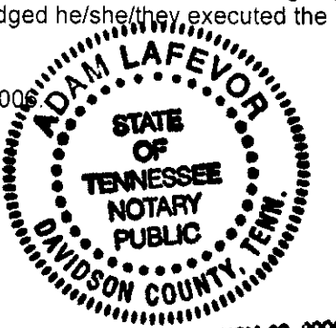
STATE OF Tennessee
COUNTY OF Davidson

On this the 14th day of August, 2006, before me personally appeared Anna Wilson to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Richard B. Powell, Jr. and who acknowledged he/she/they executed the same as the free act and deed of the said Richard B. Powell, Jr.

Witness my hand and official seal, this the 14th day of August, 2006.

Notary Public

My Commission Expires:



My Commission Expires NOV 22, 2008

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Anna Wilson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th day of August, 2006.

Notary Public

My Commission Expires:

(SEAL)



My Commission Expires NOV. 22, 2008

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903