Return to:
Elite Title Company
109 West Park Drive
Suite 350
Brentwood, TN 37027
606063

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF August, 2006.

NOTARY PUBLIC AT LARGE
Sandi McCloud
My Commission Expires May 24, 2008
STATE OF TENNESSEE

Notary Public
MY COMMISSION EXPIRES _____
File No. G6-1527D

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Dana L. Poff (NAME)	new owner (NAME)	83-6-207
810 Porter Road (STREET ADDRESS	(STREET ADDRESS)	
Nashville, Tennessee 37206 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 08/24/06 11:11 3 pgs
Fees:18.00 Taxes:573.13
20060824-0104450

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **John H. Lowe, Executor for The Estate of Dorothy Marie Harwell**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dana L. Poff** 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:

SEE ATTACHED EXHIBIT "A" INCORPORATED BY REFERENCE HEREIN

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2005 taxes have been paid by the Grantor, and the current year's taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

unimproved ( )
This is improved (XX) property, known as 810 Porter Road, Nashville, TN 37206.

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. Whenever 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 18th day of August, 2006.

John H. Lowe, Executor for The Estate of Dorothy Marie Harwell

~~John H. Lowe~~

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named John H. Lowe, the bargainor(s), with whom Iampersonally 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 18th day of August, 2006.

My Commission Expires:_____ _____

Notary Public

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named John H. Lowe, Executor for The Estate of Dorothy Marie Harwell, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Executor of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 18th day of August, 2006.

My Commission Expires: 10/2/08 _____

Notary Public

BRIAN L. SMITH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

TATE OF TENNESSEE

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, attorney-in-fact for _____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 18th day of August, 2006.

My Commission Expires:_____ _____

Notary Public

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.ASSOCIATES.PLLC.
P.O.BOX 663
GALLATIN, TN 37066

EXHIBIT "A"

Being part of Lot "G" in the first Subdivision of Brownsville as of record in Book 21, page 112, Register's Office for Davidson County, Tennessee, and described as follows:

BEGINNING at a point in the easterly margin of Gentry Street, being north 1 degree 29 minutes east 306 feet from the northeasterly intersection of Waters Avenue and Gentry Street; thence south 88 degrees 15 minutes east 117.1 feet to a point in the westerly margin of Porter Road; thence along the margin of said road north 27 degrees east 50 feet, more or less, to the common corner of Lot 4 and said Lot "G" in said Subdivision; thence westerly along the common line between said two lots 220 feet, more or less, to a point in the easterly margin of Gentry Street; thence along said margin south 1 degree 29 minutes west 44 feet to the beginning.

Being the same property conveyed to Dorothy Marie Harwell, by Decree from William Emerson Harwell, dated September 15, 1989, of Record in Book 8031, Page 812, Register's Office for Davidson County, Tennessee.
The said Dorothy Marie Harwell having since died, and by order of the court approving the sale of the above referenced property, Docket #06P-111, filed August 11, 2006 in the 7th Circuit Court for Davidson County, Tennessee.