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Davidson County DEEDWARR
Recvd: 09/07/06 13:00 3 pgs
Fees:18.00 Taxes:999.00
20060907-0110815

This instrument prepared by:
Fidelity Residential Solutions
10125 Crosstown Circle, Suite 380
Eden Prairie, MN 55344
488591 SN206887CC
Connie Mader

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
(NAME) Tim Powell	(NAME) New Owner	064-08-0-A-122.00-CO
(STREET ADDRESS OR ROUTE NUMBER) 1708 Echo Springs Grove	(STREET ADDRESS)	
(CITY) (STATE) (ZIP) Old Hickory, TN 37138	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Katherine Wehmeyer, an unmarried woman have this day bargained and sold, and do hereby transfer and convey unto the said Tim Powell and wife, Judy Powell *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson, Tennessee as follows:*

See Attached Exhibit "A".

STATE OF TN
COUNTY OF Davidson *The actual consideration or value whichever is greater, for this transfer is $* 270,000.00

Affiant Connie Mader

Subscribed and sworn to before me this the 29 *day of* August 2006.

Notary Public John Gleaves

My commission expires: 7-24-10
(Affix Seal)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

This is unimproved ( ), known as 1708 Echo Springs Grove, Old Hickory, TN 37138
improved ( )

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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 our hand this 17th *day of* June, 2006, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Katherine Wehmeyer — 6/17/2006

Katherine Wehmeyer

STATE OF Tenn
COUNTY OF Davidson

Personally appeared before me, Colleen B Singleton, *a Notary Public in and for said County and State, Katherine Wehmeyer, the within named bargainor,* unmarried *(fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* _____ *executed the within instrument for the purposes therein contained.*

Witness my hand, at office, this 17th *day of* June, 2006.

Colleen B Singleton

(This area for official notarial seal)

COLLEEN B SINGLETON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 3/20/2010

STATE OF
COUNTY OF

Personally appeared before me, _____, *a Notary Public in and for said County and State, , the within named bargainor* _____ *(fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* _____ *executed the within instrument for the purposes therein contained.*

Witness my hand, at office, this _____ *day of* _____, _____.

_____

(This area for official notarial seal)

Notary Public
My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot 84, MERRITT DOWNS, SECTION THREE, as shown on plat of record in Instrument No. 20040629-0076758, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Katherine Wehmeyer, an unmarried woman by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation, recorded on the 23rd day of May, 2005 in Instrument No. 20050523-0057537, 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.