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book 186

Davidson County DEEDWARR
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Fees:13.00 Taxes:577.57

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|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$156,100.00
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
25th DAY OF August, 2006.
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 11/14/09
| (AFFIX SEAL)

Sarah Drenske
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Neal & Addy Powers 705 Dutchmans Ct. Hermitage, TN 37076	Mortgage Resources 3441 Lebanon Pk, Ste 112 Hermitage, TN 37076	Map 75-08 Parcel 191

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 hereby acknowledged, we,

Thomas V. Bowker and wife, Sally H. Bowker by and through Katherine M. Bowker Attorney-in-Fact

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Neal I. Power and wife, Addy Power

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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 157 ON THE PLAN OF HIGHLANDS OF TULIP GROVE, SECTION 3, OF RECORD IN PLAT BOOK 4675, PAGE 140, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO THOMAS V. BOWKER AND WIFE, SALLY H. BOWKER BY DEED FROM JEFFREY L. CHENNAULT AND WIFE, SUSAN G. CHENNAULT, DATED MARCH 30, 1990, AND OF RECORD IN BOOK 8077, PAGE 845, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:

1) 2006 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 4675, Page 140, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Book 4849, Page 767, amended in Book 5020, Page 58, amended in Book 5545, Page 321, and amended in Book 6017, Page 179, Register's Office for Davidson County, Tennessee.
4) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 705 Dutchman's Court, Hermitage, TN 37076
(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 our hand(s) this 25 day of August, 2006.

Thomas V. Bowker

Sally H. Bowker by Katherine M. Bowker
Attorney-in-Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Thomas V. Bowker, with whom I am personally acquainted, (or who 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, at office, this 25th day of August, 2006.

Donna C. Plonk
NOTARY PUBLIC

DONNA C. PLONK NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

My Commission Expires:

MY COMMISSION EXPIRES: JAN 26, 2008

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 Katherine M. Bowker, Attorney-in-Fact for Sally H. Bowker, the Bargainor, with whom I am personally acquainted, or whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained, and as Attorney-in-Fact on behalf Sally H. Bowker for the purposes therein contained.

WITNESS my hand and official seal this 25th day of August, 2006

Donna C. Plonk
NOTARY PUBLIC

DONNA C. PLONK NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

My Commission Expires:

MY COMMISSION EXPIRES: JAN 26, 2008

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076