THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 25961-10-2006**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $650,000.00. Affiant Subscribed and sworn to before me this 20th day of October, 2006. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

WARRANTY DEED

Address New Owner: Kenneth R. Savage Katherine J. Savage 4415 Iroquois Avenue Nashville, TN 37205	**Send Tax Bills To:** BancorpSouth Bank 5217 Maryland Way Brentwood, TN 37027	**Tax Information:** Map No.130.02-0-166.00 Parcel No.

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Debra R. Powell, married**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kenneth R. Savage and wife, Katherine J. Savage** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4415 Iroquois Avenue, Nashville, Tennessee 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

William E. Powell, spouse of Debra R. Powell, joins in the execution of this instrument for the purpose of conveying any interest he may have in subject property by virtue of his marriage to the said Debra R. Powell.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 20th day of October, 2006.

Debra R. Powell

William E. Powell

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Debra R. Powel and William E. Powell,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of October, 2006.

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

Notary Public

Davidson County DEEDWARR
Recvd: 10/23/06 13:38 2 pgs
Fees:13.00 Taxes:2405.00

20061023-0131169

EXHIBIT "A"

Land in Davidson County, Tennessee, being the easterly part of Lot No. 4 and the westerly 34.66 feet of Lot No. 5 on the Plat of the Subdivision of Lots Nos. 11, 46 and parts of Lots Nos 10, 44-B, 45 and 47 in Belle Meade, Plan No. 2 as of record in Book 421, page 55, also part of Lot No. 47 on the Plan of Belle Meade Subdivision No. 2, as of record in Book 421, page 51, Register's Office for said County, described together as follows:

BEGINNING on the southerly margin of Iroquois Place at a point 34.66 feet East of the corner of said Lots Nos. 4 and 5; thence with the southerly margin of said Place westerly 97 feet 8 inches to the northeast corner of the property conveyed to R. R. Sneed by deed from Donald M. Street and wife, of record in Book 1645, page 253, said Register's Office; thence with the easterly line of said Sneed property, southwardly 36.07 feet to intersection of the easterly line of the property conveyed to Louis Farrell, Jr. and wife, by deed from R. R. Sneed and wife, of record in Book 1577, page 403, said Register's Office, continuing southwardly and with said Farrell's easterly line, 181.4 feet to a post, said Farrell's southeast corner; thence eastwardly 10.5 feet to the southeast corner of the property conveyed to D. M. Street and wife, by deed fron R. R. Sneed and wife, of record in Book 1645, page 23, said Register's Office; thence with the easterly line of said property, northwardly 19 feet to the southerly line of said Lot No. 5; thence with said eastwardly line 100 feet; thence northwardly 198 feet to the beginning.

Being the same property conveyed to Debra R. Powell by deed dated March 29, 1999 from Phillip P. Goodrum and wife, Heather L. Goodrum, of record in Book 11406, page 372, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2006 City/County Taxes which have been paid by the Grantor and prorated by the parties;
2. All matters appearing on the Plan of record as Book 421, page 51 and Book 421, page 55;
3. Easement for water line of record in Book 984, page 116; and
4. Easement for sanitary sewer granted to City of Belle Meade of record in Book 5878, page 259, Register's Office for Davidson County, Tennessee.