Davidson County DEEDWARR
Recvd: 04/18/07 08:19 3 pgs
Fees:18.00 Taxes:832.50
20070418-0046001

THIS INSTRUMENT PREPARED BY:
Jennifer L. Johnson, Esq.
JOHN T. COOK, ESQ.
2927 Berry Hill Drive
Nashville, Tennessee 37204

File No. 20404-6
Davidson Box 14-A

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Dawson W. Durrett 5230 Williamsburg Road Brentwood, TN 37027	New Owner	Map 094-10 Parcel 026

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, THOMAS R. POWERS, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto DAWSON W. DURRETT, hereinafter called the Grantee, his heirs and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

BEGINNING ON AN IRON PIN, SAID PIN BEING LOCATED IN THE EASTERN RIGHT OF WAY OF OMOHUNDRO PLACE AND A CORNER OF THE PROPERTY HEREIN DESCRIBED, THENCE WITH SAID RIGHT OF WAY N 08° 45' 00" W 118.77 FEET TO AN IRON PIN, SAID PIN BEING LOCATED IN THE SOUTHERN RIGHT OF WAY OF AN UNNAMED ALLEY, THENCE LEAVING THE RIGHT OF WAY OF OMOHUNDRO PLACE WITH THE RIGHT OF WAY OF SAID ALLEY N 80° 15' 00" E 177.00 FEET TO AN IRON PIN, SAID PIN BEING A CORNER OF GAINEY AND POOLE, THENCE LEAVING THE RIGHT OF WAY OF SAID ALLEY WITH THE LINE OF GAINEY AND POOLE, S 08° 45' 00" E 149.30 FEET TO AN IRON PIN, SAID PIN BEING LOCATED IN THE NORTHERN RIGHT OF WAY OF LEBANON PIKE, THENCE WITH SAID RIGHT OF WAY S 80° 15' 00" W 146.50 FEET TO AN IRON PIN AT THE BEGINNING OF A CURVE DEFLECTING TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 91° 00' 00" AND A CHORD BEARING AND DISTANCE OF N 54° 15' 00" W 42.80 FEET THENCE WITH THE ARC OF SAID CURVE 47.65 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.60 ACRES.

BEING part of the same property conveyed to Thomas R. Powers and wife, Betty Allen Powers, by Warranty Deed dated November 1, 1988, from Eva W. Jarrell, of record in Book 7693, Page 515, Register's Office Davidson County, Tennessee. The said Betty Allen Powers conveyed her interest to Thomas R. Powers, by Quitclaim Deed dated December 21, 1989, of record in Book 8009, Page 949, said Register's Office.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and Grantor covenants with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered; and Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor executes this instrument this 17 day of April 2007.

Thomas R. Powers

STATE OF FLORIDA
COUNTY OF Pinellas

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

WITNESS my hand and official seal at Bot A Madeira Bch, Florida, this 16th day of April 2007.

NOTARY PUBLIC

My Commission Expires: 11/6/2010

MELISSA A. HUSSEY
Notary Public, State of Flor
Commission# DD116395
My comm. expires Nov. 6,

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $225,000.00

Affiant

Subscribed and sworn to before me this
17 day of April 2007.

Notary Public
My commission expires: March 7, 2011

EXHIBIT "A"
Permitted Encumbrances

(a) Rights or claims of parties in possession.

(b) Taxes for the year 2007 and subsequent years, not yet due and payable which have been prorated and assumed by the Grantee.

(c) Matters shown on the Plan of record in Book 421, Page 187, Register's Office for Davidson County, Tennessee.

(d) Easement for water main granted Bransford Realty Co., by A. O. Ridley, et ux, of record in Book 722, Page 278, Register's Office for Davidson County, Tennessee.

(e) Survey of Thomas & Miller dated October 20, 1988, and revised October 31, 1988, shows concrete slab and fuel pumps encroaching onto the alley along the northerly line.

(f) Easement for Omohundro Drive which lies on and across the property.

(g) Subject to the right-of-way conveyed to the Metropolitan Government of Nashville & Davidson County, Tennessee, of record in Book 8315, Page 58, Register's Office for Davidson County, Tennessee.

(h) Matters shown on the Survey of 1000 Lebanon Pike by Volunteer Land Surveying, Inc., Phillip E. Holmes, R.L.S.#1728, dated March 12, 2007, as revised April 17, 2007, as File Number 07019.