PREPARED BY & RETURN TO: PERRONE & YOUNG, ATTYS.
109 WESTPARK DRIVE, SUTIE 330
BRENTWOOD, TN 37027

THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, LLC
5034 Thoroughbred Lane, Suite C
Brentwood, TN 37027
Phone 615.277.5040 • Fax: 615.277.5041
File No. R03676

Davidson County DEEDWARR
Recvd: 05/16/07 10:03 2 pgs
Fees:13.00 Taxes:910.20



20070516-0058467

Property Address:
6917 Sunnywood Drive, Nashville, TN 37211 ---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Sandra M. Kelsey, unmarried**, hereinafter referred to as Grantor, has this day bargained and sold, and by these presents does hereby transfer and convey unto **Ashley Powell and husband, Brandon Powell** hereinafter Grantees, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being Lot No. 212 on the Plan of Section One Lenox Village II, as shown by plat of record in Instrument No. 20030106-0001756, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantor by virtue of a warranty deed from Don B. Smithson and wife, Susan E. Smithson, dated December 16, 2004, and recorded December 28, 2004, in the Register's Office for Davidson County, Tennessee, Instrument Number 20041228015316 2.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2007 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] not a part of the homestead of Grantor and is not Grantor's marital residence, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantor's hand this 7th day of May, 2007.

Sandra M. Kelsey {Seal}

State of TENNESSEE
County of DAVIDSON

On this the 7th day of May, 2007, before me, the undersigned officer, personally appeared Sandra M. Kelsey, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and she acknowledged that she executed same as her free act and deed.

KIM L. HOWELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission expires JULY 21, 2007

Notary Public

My Commission expires: July 21, 2007

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $246,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this the 7th of May, 2007.

E. Mannix

Notary Public

My Commission expires: 11-22-10

E. MANNIX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Name of Owner and Property Address:
Brandon Powell and Ashley Powell
6917 Sunnywood Drive
Nashville, TN 37211

Person Or Entity Responsible For Payment Of Taxes:
Gateway Funding
278 Franklin Rd, Ste 238
Brentwood, TN 37027
Tax Parcel ID#: 173.09-0-A-144.00CO