

MY COMMISSION EXPIRES:
JAN 26, 2008

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$95,000.00

Clyde Powers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
21st DAY OF May, 2007.

Donna C. Pionk
NOTARY PUBLIC:
MY COMMISSION EXPIRES:
(AFFIX SEAL)

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
Clyde Powers 2940 Fernbrook Lane Nashville, TN 37214	New Owner	Map 96.06 Parcel 132

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,

Wilda Jane Layne, Successor Trustee of the Wood Joint Revocable Living Trust Agreement U/A/D February 1, 1999

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

Clyde Powers, married

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. 166 on the Map of Cloverhill Subdivision, Section III, of record in Book 2083, Page 49, Register's Office for said County.

Said Lot No. 166 begins at a point on McCampbell Road said point being the common front corner of lots 166 and 167 of said subdivision; thence westerly 100 feet along the southerly line of McCampbell Road to a monument at the beginning of a curve; thence southwesterly around said curve 31.42 feet to a monument on the easterly side of Cottonwood Drive; thence southerly 115 feet to a point; thence easterly 119.9 feet to a point said point being the common rear corner of lots 166 and 167, said subdivision; thence northerly 125 feet to the point of beginning.

Being the same property conveyed to William J. Wood and Mildred A. Wood by deed from Chester C. Gleaves and wife, Belva W. Gleaves of record in Book 3938, Page 843, Register's Office for Davidson County, Tennessee. Property then conveyed to William J. Wood and Mildred A. Wood, Trustees of the Wood Joint Revocable Living Trust Agreement and any successors Trustees thereto U/A/D Feb. 1, 1999 by Quitclaim deed from William J. Wood and Mildred N. Wood, Individually, dated February 1, 1999, and of record in Book 11332, Page 820, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) 2007 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 2083, Page 49, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Book 2145, Page 262, and Book 2153, Page 243, Register's Office for Davidson County, Tennessee.
4) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **401 Cottonwood Drive, Donelson, TN 37214**
(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 my hand(s) this 21st day of May, 2007.

Wilda Jane Layne, Trustee
Wilda Jane Layne, Trustee

Davidson County DEEDWARR
Recvd: 05/24/07 15:11 2 pgs
Fees:13.00 Taxes:351.50

20070524-0062269

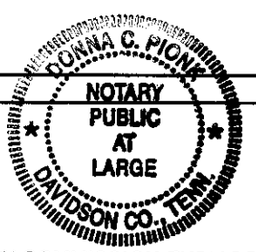
STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, **Wilda Jane Layne, Trustee** with whom I am personally acquainted, (or who 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 21st day of May, 2007.

Donna C. Pionk
NOTARY PUBLIC

My Commission Expires:



MY COMMISSION EXPIRES:
JAN 26, 2008

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