Davidson County DEEDWARR
Recvd: 06/08/07 08:37 2 pgs
Fees:13.00 Taxes:740.00

20070608-0068664

Prepared by: + return to\
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $200,000.00

Affiant

BONNIE J. CURRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Subscribed and sworn to before me, this 30th day of May, 2007

Notary Public
My commission expires: 11-22-2010

02-0705-45474

Address of New Owner:	Send Tax Bills to:	Tax Information
Suzanne K. Edwards 3648 Mayflower Place Nashville TN 37204	New Owner	118.13-217

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Mary B. Powell, an unmarried woman, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Suzanne K. Edwards, hereinafter called the Grantees, their successors 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. 14, on the Plan of Green Acres Subdivision, of record in Book 1424, Page 21, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to George B. Powell and wife, Mary B. Powell by deed from Duane M. Muir, and wife Nancy J. Muir, dated May 8, 1962, recorded May 21, 1962, of record in Book 3377, Page 157, Register's Office for Davidson County, Tennessee. George B. Powell died on 04-18-2006 leaving Mary B. Powell as the sole surviving tenant by the entirety.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3648 Mayflower Place, Nashville, TN 37204

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 this 30th day of May, 2007.

Mary B. Powell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Mary B. Powell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 30th day of May, 2007.

State of Tennessee at Large

My Commission expires
1/23/10

