03

Fidelity Title
48-A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $214,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 25th day of July, 2007.

Notary Public

My Commission Expires: 2/22/09

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 08/02/07 09:21 2 pgs
Fees:13.00 Taxes:791.80
20070802-0091773

ADDRESS NEW OWNER(S) AS FOLLOWS:
Richard O'Neil
737 Woodland Way
Nashville, Tennessee 37209

SEND TAX BILLS TO:
Bayrock Mortgage Corporation
11575 Great Oaks Way, #300
Alpharetta, GA 30022

MAP-PARCEL NUMBERS:
114-14-A-80.00CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **David Aaron Powers, Married** hereinafter referred to as Grantors, hereby transfers and conveys to **Richard O'Neil,** _____, hereinafter referred to as 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. 80 on the Plan of Woodland Forest, Section 1, a planned unit development of record in Book 6900, Page 534, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Together with an undivided interest in Woodland Forest Homeowners Association, Inc., as that interest is described in the Charter and Bylaws thereto, and an undivided interest in the common area of Woodland Forest again as described in the Charter and Bylaws thereto.

Being the same property conveyed to David Aaron Powers, unmarried, by Warranty Deed from Linda F. Heflin, unmarried, of record in Book 7908, Page 419, Register's Office for Davidson County, Tennessee.

***Amy L. Powers joins in this conveyance to convey any and all of her marital interest in said property.**

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 6900, Page 534, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 7596, Page 684, Book 7596, Page 692, Book 7207, Page 851, Book 7439, Page 487 and in Instrument No. 20050916-0111743, Register's Office for Davidson County, Tennessee.

By-Laws of record in Instrument No. 20040503-0049797 and in Instrument No. 20050916-0111744, Register's Office for Davidson County, Tennessee.

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.

County and/or City taxes for the year 2007, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 737 Woodland Way, Nashville, TN 37209.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 this 25th day of July, 2007.

David Aaron Powers

David Aaron Powers

By: Amy L. Powers, Attorney-In-Fact

by Amy L. Powers, atty in fact

Amy L. Powers

Amy L. Powers, Individually

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Amy L. Powers**, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is the attorney in fact of **David Aaron Powers** and who being authorized to do so acknowledged she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of July, 2007.

Notary Public

My Commission Expires: 10/10/09

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Amy L. Powers**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of July, 2007.

Notary Public

My Commission Expires: 10/10/09

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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