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Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Avenue #102
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Davidson County DEEDWARR
Recvd: 08/14/07 10:42 2 pgs
Fees:13.00 Taxes:475.08

20070814-0097011

15-0707-34855

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $128,400.00

Affiant

Subscribed and sworn to before me, this 13th day of August, 2007

Notary Public
My commission expires: 05/03/10

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Walter Elmer Diegmueller	Magna Bank f/k/a	165-13-0A-145.00
3957 Pepperwood Drive	P.O. Box 17257	
Antioch TN 37013	Memphis, TN 38187	

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, Ty B. Powers and wife, Monica Powers, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Walter Elmer Diegmueller and June Diegmueller, 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. 443, on the Plan of Section Ten, Peppertree Forest, of record in Plat Book 7900, Page 938, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Together with Shared Driveway Easement between Tommy M. Glover and wife, Leanna E. Glover, and Ty B. Powers and wife, Monica Powers, of record in Instrument No. 20070814-0097010, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ty B. Powers and wife, Monica Powers by deed from Dustin K. Dowling, dated February 27, 1998, recorded March 3, 1998, of record in Book 10817, Page 978, 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.

This property is improved property known as 3957 Pepperwood Drive, Antioch, TN 37013

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 13th day of August, 2007.

Ty B. Powers

Monica Powers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ty B. Powers and Monica Powers, 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 Nashville, TN, this 13th day of August, 2007.

Diane Mann
State of Tennessee at Large

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

My Commission expires: 2-22-09