# Warranty Deed

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| Davidson County DEEDWARR<br>Recvd: 10/08/07 13:03 2 pgs<br>Fees:13.00 Taxes:2035.00<br>20071008-0119748 | STATE OF TENNESSEE<br>COUNTY OF Davidson<br>The actual consideration or value, whichever is greater, for this transfer is $550,000.00.<br>Affiant<br>Subscribed and sworn to before me, this the 21st day of September, 2007.<br>Notary Public<br>My commission expires: MY COMMISSION EXPIRES NOV 22 2010 |

**THIS INSTRUMENT WAS PREPARED BY**
**WAGON WHEEL TITLE**
**202 SOUTH 11TH STREET**
**NASHVILLE, TN 37206**
**615.650.5100**

Notary Seal present, but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| David Powell<br>Kerri Powell | Provident Funding Assoc. LP | Map: 117-09 |
| 2421 Valley Brook Road | 101 Kermit Drive, Ste 607 | Parcel: 71 |
| Nashville, TN 37215 | Nashville, TN. 37217 | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **DANA B. LONG-INNES, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAVID POWELL AND WIFE, KERRI POWELL**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 7 of Block 9 on the Plan of Woodmont Estates of record in Plat Book 974, Page 29, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to William M. Long-Innes and wife, Dana B. Long-Innes by deed from Christopher Spyridon and wife, Charis Spyridon, of record in Book 9686, Page 873, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Dana B. Long-Innes by quitclaim deed from William M. Long-Innes of record in Book 10043, Page 479, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 2421 Valley Brook Road, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 21st day of September, 2007.

Dana B. Long-Innes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Dana B. Long-Innes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 21st day of September, 2007.

J. Brandon Miller
Notary Public

My Commission Expires: November 22, 2010

