Davidson County DEEDWARR
Recvd: 11/05/07 13:48 2 pg:
Fees:13.00 Taxes:358.53

20071105-0130314

WARRANTY DEED

LANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 96,900.00

Harriet Davidson White
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 2nd day of November, 2007

Notary Public:

MY COMMISSION EXPIRES: 11-22-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Harriet Davidson White	NEW OWNER	Parcel ID:
6020 Mt. Pisgah Road		16202002100
Nashville, TN 37211		

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

David A. Powell, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Harriet Davidson White, 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:

BEING Lot No. 48 on the Plan of Colewood Acres, Section 1, as of record in Book 3700, page 59, Register's Office for Davidson County, Tennessee.

Said Lot fronts 80 feet on the southerly side of Suzanne Drive and extends back 106.2 feet on the easterly line and 150 feet on the westerly line to a dead line, measuring 91.2 feet thereon.

BEING the same property conveyed to David A. Powell by Quitclaim Deed from Joe A. Powell and wife, Myra J. Powell, of record in Instrument 20070926-0114644, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 4002, Page 11, Register's Office for said County.

This conveyance is made subject to: (1) 2007 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Book 3700, Page 59, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 163 Suzanne Dr., 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 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 this 2nd day of November, 2007.

D A Powell
David A. Powell

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David A. Powell, 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 at Nashville, Tennessee, this 2nd day of November, 2007.

My Commission Expires: 11.22.10

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON