THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 08020201**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $393,000.00. Julianne Stevenson Affiant Subscribed and sworn to before me, this 14th day of March, 2008. Notary Public My Commission Expires: 11/22/10

WILLIAM T. CHAPMAN IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Julianne Kennedy Stevenson 4801 Nebraska Avenue Nashville TN 37209	Send Tax Bills To: SunTrust Mortgage, Inc. 401 Commerce Street, Ste 5400 Nashville, TN 37219	Tax Information: Tax Parcel ID No. 10303024800

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **David M. Powell and Kerri Evans Powell, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Julianne Kennedy Stevenson, unmarried** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS: TO WIT: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1 OF BLOCK 20 ON PLAN OF A PART OF SYLVAN PARK OF RECORD IN BOOK 332, PAGE 104, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 1 OF BLOCK 20 FRONTS 60 FEET ON THE SOUTHERLY MARGIN OF NEBRASKA AVENUE AND EXTENDS BACK BETWEEN PARALLEL LINES, ALONG THE WESTERLY MARGIN OF NORTH 48TH STREET 160 FEET TO AN ALLEY. BEING THE SAME PROPERTY CONVEYED TO DAVID M. POWELL AND SPOUSE, KERRI EVANS POWELL BY WARRANTY DEED FROM DANA BATTAGLIA, MARRIED, RECORDED ON THE 7TH DAY OF AUGUST, 2001 IN INSTRUMENT NO. 20010807-0084391, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This is improved property located at 4801 Nebraska Avenue Nashville TN 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of March, 2008.

David M. Powell

Kerri Evans Powell

Davidson County DEEDWARR
Recvd: 03/18/08 14:11 2 pgs
Fees:13.00 Taxes:1454.10

20080318-0027299

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, David M. Powell and Kerri Evans Powell, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of March, 2008.

Notary Public

My Commission Expires: 11/22/10

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY