Davidson County DEEDWARR
Recvd: 04/03/08 09:25 2 pgs
Fees:13.00 Taxes:235.14

20080403-0033554

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $63,550.00

Bonnie Buttler
Affiant

Subscribed and sworn to before me this 31st day of March, 2008.

Notary Public
My commission expires: 1/23/10

02-0803-45982

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Signmanager, Inc. 1011 43rd Avenue North Nashville TN 37209	New Owner	91-08-0-056.00

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, Veronica N. Powell, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Signmanager, Inc., 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. 36, on the Plan of The Map of L. H. Davis Subdivision of Lot No. 41 on Clifton, of record in Book 57, Page 100, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Juanita Rucks, married by deed from Leland D. Watts, dated Leland D. Watts, dated August 14, 1999, recorded August 16, 1999, of record in Book 11621, Page 220, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Veronica N. Powell, unmarried by deed from Juanita Rucks, married, dated March 28, 2006, recorded March 30, 2006, of record in Instrument No. 20060330-0036013, 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 1011 43rd Avenue North, 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, 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 31st day of March, 2008.

Veronica N. Powell

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Veronica N. Powell, 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 Brentwood, TN, this 31st day of March, 2008.

State of Tennessee at Large

My Commission expires :

1/23/10

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON