THIS INSTRUMENT PREPARED BY:
Natchez Title & Escrow, LLC
717 Old Hickory Boulevard, Suite A
Brentwood, TN 37027

SEND TAX BILLS TO:
American Mortgage Network, Inc.
P.O. Box 85463
San Diego, CA 92186

MAP PARCEL NUMBERS
Map & Parcel No. 137-00-0-88.00

Davidson County DEEDWARR
Recvd: 04/23/08 09:47 2 pgs
Fees:13.00 Taxes:1147.00
20080423-0041375

WARRANTY DEED

THIS INDENTURE, made and entered into this 17th day of April, 2008, by and between **Henry McPhee and Loretta Sullinger, both unmarried**, party of the first part, and **William D. Powell, Jr. and Suzanne H. Powell, husband and wife**, party of the second part,

WITNESSETH: That for and in consideration of **$310,000.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Hermitage County of Davidson, State of Tennessee:

LAND in Davidson County, Tennessee, being Lot No. 1, on the Plan of William J. Taylor Property, of record in Book 8250, page 105, Register's Office for Davidson County, Tennessee, to which said plan reference is herby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Alan Larson and wife, Lisa Larson by deed from Donald E. McBroom and wife, Frances McBroom, of record in Instrument No. 20010803-0083112, Register's Office, Davidson County, Tennessee, dated 7/26/01 and recorded 8/3/01. Being further conveyed to Mark W. King and wife, JoAnne J. King by deed from Perrie & Cole of TN, LLC as Substitute Trustee, of record in 20060502-0050530, Register's Office, Davidson County, Tennessee, dated 4/26/06 and recorded 5/2/06. Being further conveyed to Henry McPhee, unmarried and Loretta Sullinger, unmarried, by deed from Mark W. King and Joanne J. King, husband and wife, of record in Book/Instrument No.20061011-0126205, Register's Office, Davidson County, Tennessee, dated 10/3/06 and recorded 10/11/06.

The above referenced property is also known as 3144 Hobson Pike, Hermitage, TN 37076.

THIS CONVEYANCE IS SUBJECT TO taxes for the current year which have been prorated and assumed by the Grantee(s); any and all matters appearing of record in Book 8250, page 105, and any and all zoning regulations, setback lines, building restrictions, easements, charters, by-laws, master deeds, right of ways, etc. all of record in the Register's Office for said County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

HENRY MCPHEE

BY: Billy Studstill as Attorney in fact
Billy Studstill, as Attorney-in-Fact

LORETTA SULLINGER

BY: Billy Studstill as Attorney in fact
Billy Studstill, as Attorney-in-Fact

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Billy Studstill, who is the Attorney-in-Fact for Henry McPhee and Loretta Sullinger, both unmarried, as per a Power of Attorney, recorded simultaneously herewith,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained with full and proper authority, as the Attorney-in-Fact for Henry McPhee and Loretta Sullinger.

WITNESS my hand and Notarial Seal at office this 17th day of April, 2008.

My commission expires 3-7-11

Notary Public

TISHA C. BALDWIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$310,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

William D. Powell Jr. 4-17-08
Affiant

Subscribed and sworn to before me this 17th day of April, 2008.

NOTARY PUBLIC

My commission expires: 3-7-11

TISHA C. BALDWIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

PROPERTY ADDRESS:
3144 Hobson Pike
Hermitage, TN 37076

Name & address of new owner:
William D. Powell, Jr., et ux
3144 Hobson Pike
Hermitage, TN 37076