Box 10-B

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 07/17/08 10:52 2 pgs
Fees:13.00 Taxes:1572.50

20080717-0073395

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$425,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15TH DAY OF JULY, 2008.

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: August 23, 2011

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SHER POWERS	**SAME**	**043-12-0-063.00**
(NAME) **P. O. BOX 160433**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37216**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, RAY EMMETT AND WIFE, RENEE EMMETT,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SHER POWERS, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY,** STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 11, on the plan of Vandiver's Subdivision of the east part of Lot No. 9 on the Anderson Estates, not of record, described as follows:

Beginning on the easterly margin of Vandiver Drive at a point 550 feet north of the northerly margin of Old Hickory Boulevard, being the corner of Lots Nos. 10 and 11; thence with said Drive, northwardly 50 feet to the corner of Lots 11 and 12; thence with the line between said two lots, eastwardly 228.2 feet to a low water mark of Cumberland River, thence with said low water mark southwardly 50.1 feet to the corner of Lots No. 10 and 11; thence with the line between said two lots westwardly 235.3 feet to the beginning.

Being the same property conveyed to Ray Emmett and wife, Renee Emmett, from Tezozomoc Alcantar, unmarried, by deed dated January 8, 2007of record in Instrument No. 20070112-0005156, Register's Office for Davidson County, Tennessee.

Subject to Flowage Easement of record in Book 2242, page 601, Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5275, page 540, said Register's Office and easement for the flow of the waters of the Cumberland River and the rights of the public therein and any and all other easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **112 VANDIVER DRIVE, MADISON, TN 37115**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this **15th** day of **JULY, 2008**.

RAY EMMETT

RENEE EMMETT

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 **Ray Emmett and Renee Emmett,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness our hands and official seal at Nashville, Tennessee this **15th** day of **JULY, 2008**.

My commission expires: AUGUST 23, 2011

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Notary Public