

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$110,000.00
X
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
23rd DAY OF July, 2008.
Susan Frensley Newton
NOTARY PUBLIC:
MY COMMISSION EXPIRES: 11-14-2009
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Drive, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Diane J. & Harry R. Powell 847 Holly Lake Way Henderson, NV 89015	Franklin American Mtg 501 Corporate Centre Dr. Franklin, TN 37067	Map 75.12 Group A Parcel Parcel 56

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,

Christopher Wilcoxson and wife, Anna Wilcoxson

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Diane J. Powell and husband, Harry R. Powell

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. 87, on the Revised Plan of Greer Meadows at Cedar Creek, Section One, of record in Plat Book 7900, Page 115, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Christopher Wilcoxson and wife, Anna Wilcoxson by deed from Gary Wilcoxson and wife, Cheryl Wilcoxson and Shannyn Wilcoxson a/k/a Shannon Wilcoxson dated November 12, 2004 of record in Instrument Number 20041115-0136778, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) Property is subject to all matters affecting said premises as contained in Plat Book 7900, Page 115, Register's Office for Davidson County, Tennessee.
2) Property is subject to Greer Meadows at Cedar Creek, Revised Section One, a Planned Unit Development, Charter of record in Book 8060, Page 680, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto in Book 8060, Page 685, including liens for assessments as provided therein, easements and restrictions as contained therein, of record in Book 8060, Page 692, and in Book 8239, Page 649, said Register's Office
3) Property is subject to easement for open/common areas to Greer Meadows HOA in Book 8060, Page 714, said Register's Office.
4) 2008 taxes and subsequent years.
5) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **5109 Greer Station Drive, Hermitage, TN 37076**
(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 hand(s) this 23rd day of July, 2008.

Christopher Wilcoxson

Anna Wilcoxson

Davidson County DEEDWARR
Recvd: 07/28/08 15:06 2 pgs
Fees:13.00 Taxes:407.00

20080728-0077134

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Christopher Wilcoxson and wife, Anna Wilcoxson, with whom I am personally acquainted, (or who 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, at office, this 25th day of July, 2008.

Susan Frensley Newton
NOTARY PUBLIC

My Commission Expires: 11-14-2009



PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Drive
Hermitage, TN 37076