Return to and Prepared by:
Esquire Title & Escrow, Inc.
30 Burton Hills Blvd., Ste 200
Nashville, TN 37215

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[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Bobby and Edna Shay	Bank of America, N.A.	Map/Parcel -
312 Alta Loma Rd.	2375 N. Glenville Drive	03405006800
Goodlettsville, TN 37115	Richardson, TX 75082	

This instrument prepared by : Robert J. Notestine, III, Attorney, 4515 Harding Rd, Suite 315, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged **Randy Powell and wife, Shelia Powell** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Bobby Shay and wife, Edna Shay** (The "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

SEE EXHIBIT A FOR LEGAL DESCRIPTION

This conveyance is subject to the following:

1. Taxes for the year 2009, which have been prorated, the payment of which is assumed by Grantee.
2. Right-of-Way and Easement for telephone lines granted to American Telephone and Telegraph Company of record in Book 1247, Page 127, said Register's Office.
3. Easement for Right-of-Way and Temporary Construction Easement to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 5685, Page 988, said Register's Office.
4. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MAP OF BRANSFORD REALTY COMPANY'S ALTA LOMA SUBDIVISION, as recorded in Plat Book 421, Page(s) 44, said Register's Office.

This is improved property commonly known as: 312 Alta Loma Rd., Goodlettsville, TN 37072

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $99,900.00

Affiant

Subscribed and sworn to before me this 12 day of June, 2009

My Commission Expires: MY COMMISSION EXPIRES. September 19, 2009

Notary Public

ROBERT JOHN NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20090040846 DEEDWARR
Recvd: 06/18/09 14:47 4 pgs
Fees:23.00 Taxes:369.63

20090618-0056936

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 12 day of June, 2009.

Randy Powell

Shelia Powell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of June, 2009, before me personally appeared Randy Powell and Shelia Powell to me known to be the persons described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

WITNESS my hand and official seal.

Notary Public

ROBERT JOHN NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: MY COMMISSION EXPIRES. September 19, 2009

EXHIBIT A

LOCATED IN DAVIDSON COUNTY, TENNESSEE:

BEING part of Lot 38, MAP OF BRANSFORD REALTY COMPANY'S ALTA LOMA SUBDIVISION, as shown on plat of record in Plat Book 421, Page 44, in the Register's Office, Davidson County, Tennessee, as follows:

BEGINNING at a point in the center line of Alta Loma Drive, 468 feet Northwesterly from the intersection of the center line of said Drive and Westerly margin of the L & N Railroad right-of-way and being the Northwest corner of the property conveyed to George P. Howell and William H. Howell by Deed from Jack Boyd and wife, Marie Boyd of record in Book 2451, Page 513, Register's Office, Davidson County, Tennessee; thence North 80 degrees West with the center line of said Drive 188 feet to the center of the intersection of said Drive and Monticello Avenue; thence South 3 degrees 25 feet West with the center line of said Avenue 425 feet to a point; thence South 80 degrees East 188 feet to a point; the Southwest corner of the property conveyed to George P. Howell and William W. Howell by Deed from Jack Boyd and wife, Marie Boyd of record in Book 2451, Page 513, Register's Office, Davidson County, Tennessee; thence North 3 degrees 25 feet East 425 feet to the point of beginning.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXPRESSLY EXCLUDED THEREFROM ARE THE FOLLOWING THREE TRACTS OF LAND, TO WIT:

TRACT NO. 1: BEING part of Lot 38, MAP OF BRANSFORD REALTY COMPANY'S ALTA LOMA SUBDIVISION, as shown on plat of record in Plat Book 421, Page 44, in the Register's Office, Davidson County, Tennessee, as follows:

BEGINNING at a point in the center line of Monticello Avenue, said point being 275 feet South from the center of Alta Loma Road; thence in a Southerly direction with the center line of said Monticello Avenue 150 feet to a point; thence South 80 degrees East 188 feet more or less, to the Southwest corner of the property conveyed to Raymond Trammel and wife, Twanda Trammel, by deed from George P. Howell, et al., as of record in Book 2693, Page 353, Register's Office for Davidson County, Tennessee: thence along said Trammel's Westerly line in a Northerly direction 150 feet to a point; thence Westerly 188 feet more or less to the center of Monticello avenue and point of beginning.

BEING the same property conveyed to Raymond Trammel and wife, Twanda Trammel by Deed from James C. Ferguson and wife, Pauline Ferguson of record in Book 2746, Page 125, Register's Office, Davidson County, Tennessee.

TRACT NO. 2: BEING part of Lot 38, MAP OF BRANSFORD REALTY COMPANY'S ALTA LOMA SUBDIVISION, as shown on plat of record in Plat Book 421, Page 44, in the Register's Office, Davidson County, Tennessee, described according to a survey made by H. Gee, November 26, 1960, as follows:

BEGINNING in the center of Monticello Avenue at the Northwest corner of the property conveyed to William C. Davis and wife, Elise B. Davis by Deed from Raymond Trammel and wife, dated July 18, 1960, filed August 5, 1960, and recorded in Book 3103, Page 167, Register's Office, Davidson County, Tennessee; thence with said Davis' Northern boundary line South 80 degrees 00 minutes East 175 feet to an iron pin; thence North 6 degrees 17 minutes East 105 feet; thence North 80 degrees 09 minutes West 180.4 feet to the center of Monticello Avenue; thence with the center of the same South 3 degrees 18 minutes West 105 feet to the beginning.

BEING the same property conveyed to Robert E. Newman and wife, Patricia Russell Newman by Deed from James C. Ferguson and wife of record in Book 3178, Page 287, Register's Office for Davidson County, Tennessee.

TRACT NO. 3: RIGHT-OF-WAY with Temporary Construction Easement: being part of Lot 38, MAP OF BRANSFORD REALTY COMPANY'S ALTA LOMA SUBDIVISION, as shown on plat of record in Plat Book 421, Page 44, in the Register's Office, Davidson County, Tennessee, as follows:

BEGINNING at a point which is the intersection of the South margin of Alta Loma Road with the East margin of Monticello Avenue; thence with the South margin of Alta Loma Road South 83 degrees 00 minutes East 28.1 feet to a point; thence in a Westerly direction with a curve to the left having a central angle of 96 degrees 42 minutes, radius of 25 feet, 42.2 feet to the East

margin of Monticello Avenue; thence with said East margin North 00 degrees 18 minutes East 28.1 feet to the point of beginning and containing approximately 175 square feet.

The Temporary Construction Easement varying in width from 1 to 4 feet and running with and adjacent to a portion of the South margin of Alta Loma Road for a distance of 60 feet, more or less, and containing approximately 165 square feet. This easement is to become null and void upon completion of this project.

BEING the same property conveyed to the Metropolitan Government of Nashville and Davidson County by Deed from Martha D. Howard and recorded in Book 5685, Page 988, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Randy Powell and wife, Shelia Powell, by Quitclaim Deed from the State of Tennessee recorded February 13, 2009 in Instrument No. 20090213-0012899, in the Register's Office, Davidson County, Tennessee.