THIS INSTRUMENT PREPARED BY/Return to:
Smith-Pitts, PLC
5210 Maryland Way, Suite 201
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20090067708 DEEDWARR
Recvd: 10/05/09 11:20 2 pgs
Fees:13.00 Taxes:18.50
20091005-0092311

From: Renaissance Development Company, LLC

To: Antonio R. Powell

Address New Owners:	Send Tax Bills To:	Map-Parcel Nos.
Antonio R Powell 103 Lewis Street Nashville, TN 37210	New Owner	093-16-0-176.00

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $5,000.00.

Affiant

Subscribed and sworn to before me this 29 day of September, 2009.

Notary Public
My Commission Expires: 9-19-2011

MICHELLE MANGRUM
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Nineteen Thousand and No/100 Dollars cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Renaissance Development Company, LLC** (herein called the **GRANTOR**), has this day bargained and sold, and by these presents does transfer and convey unto **Antonio R. Powell, unmarried** (herein called the **GRANTEE**), all of the **GRANTOR'S** right, title and interest in and to that certain tract or parcel of real property located in the City of Madison, Davidson County, State of Tennessee, described as:

Being Lot No. 138 in Maury & Claiborne's Addition to Nashville as of record in Book 21, Page 84 and 85, Register's Office for said County.
Said Lot No. 138 runs 55 feet on the easterly side of Lewis Street and runs back between parallel lines 124 feet to a 15 feet alley.

Being the same property conveyed to Renaissance Development Company, LLC, by Quit Claim Deed from Cynthia Webb Fitzgerald, of record in Instrument # 20070515-0058240, Register's Office for Davidson County, Tennessee.

THIS IS **IMPROVED** PROPERTY KNOWN AS:103 Lewis Street, Nashville, TN 37210

TO HAVE AND TO HOLD the said real property, together with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEE**, its successors and assigns forever. **GRANTOR** does covenant that it is lawfully seized and possessed of said real property, in fee simple, has good right to convey said real property, and that the same is unencumbered, except as set forth herein.

GRANTOR further covenants and binds itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to the said real property to said **GRANTEE**, its successors and assigns, against the lawful claims of all other persons whomsoever, except for any such claims arising out of or in connection with the matters set forth herein

IN WITNESS WHEREOF, GRANTOR has executed this General Warranty Deed on this 17th day **of September 2009.**

Renaissance Development Group, LLC

STATE OF TENNESSEE)
COUNTY OF Davidson **-)**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Maurice Fitzgerald, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged that he is Managing Partner of Renaissance Development Group, LLC, a Tennessee limited liability company, the maker, that he is authorized by the maker to execute the within instrument on its behalf, and who acknowledged that he executed the within instrument , on behalf of the maker, for the purposes therein contained.

Witness my hand and official seal at Nashville, TN, this 17th day of September 2009.

Michelle Mangrum

Notary Public

My Commission Expires: 9-19-2011

