WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20100007229 DEEDWARR
Recvd: 02/04/10 14:56 2 pgs
Fees: 13.00 Taxes: 458.80

20100204-0009133

R-BMR-10-1078

HILLARY TORRENCE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$124,000.00~~

Affiant

Subscribed and sworn to before me, this 29th DAY OF January, 2010.

Hillary Torrence
Notary Public

MY COMMISSION EXPIRES: 12-10-12
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Johnny R. Powers and Cheryl Powers	Franklin American Mortgage Company	
178 Brenda Lane (ADDRESS)	501 Corporate Centre Dr. Ste.400 (ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	162-2-68.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we MILDRED A. HEAD, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOHNNY R. POWERS AND CHERYL POWERS, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 108, COLEWOOD ACRES, SECTION 2, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 3700, PAGE 135, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY. SAID LOT NO. 108 FRONTS 80.49 FEET ON THE NORTHERLY MARGIN OF BRENDA LANE AND EXTENDS BACK 175.0 FEET ON THE EASTERLY LINE AND 166.7 FEET ON THE WESTERLY LINE TO A DEAD LINE IN THE REAR, MEASURING 89.5 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO RAYMOND E. HEAD AND WIFE, MILDRED A. HEAD BY WARRANTY DEED FROM LARRY R. JOHNSON AND WIFE, ANNE JOHNSON, RECORDED ON THE 15TH DAY OF FEBRUARY, 1979 IN BOOK 5395, PAGE 781, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID RAYMOND E. HEAD AKA RAYMOND EUGENE HEAD HAVING SINCE PASSED, LEAVING MILDRED A. HEAD AS THE SOLE SURIVING TENANT BY THE ENTIRETY.

THIS CONVEYANCE IS SUBJECT TO A) 2010 PROPERTY TAXES; B) INSTRUMENTS OF RECORD IN BOOK 3700, PAGE 135; BOOK 4158, PAGE 42; BOOK 4178, PAGE 738; INST. NO. 20020712-0084007; AND INST. NO. 20050421-0044514; SAID REGISTER'S OFFICE; AND ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 178 Brenda Lane, Antioch, Tennessee 37013
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 29th day of January, 2010.

Mildred A. Head
Mildred A. Head

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mildred A. Head, the within named bargainor, with whom I am personally acquainted (or 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 and official seal, this the 29th day of January, 2010.

Dana Delworth
Notary Public

My Commission Expires: 01/07/2013

(SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

~~**RETURN TO:**~~
~~Rudy Title and Escrow, LLC~~
~~2012 21st Avenue South~~
~~Nashville, TN 37212~~
~~Phone: (615)383-2903~~

Return To: Partners Title of Tennessee, LLC
5200 maryland way Ste. 202
Brentwood, TN 37027