WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100013355 DEEDWARR
Recvd: 03/05/10 12:42 2 pgs
Fees:13.00 Taxes:555.00
20100305-0017209

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 1st DAY OF MARCH, 2010.

Notary Public

MY COMMISSION EXPIRES: 12-21-2011
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DAVID W. POWELL	Mortgage Investors Group	MAP 136-03 PARCEL 43
(NAME)	(NAME)	
3851 PRIEST LAKE DRIVE	8320 EAST WALKER SPRINGS LANE	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37217-4633	KNOXVILLE, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **BENEFICIARIES OF THE ESTATE OF JAMES W. BOHANAN, DECEASED BEING MARGARET ANN ROBERTSON and AMANDA JO COURTRIGHT**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAVID W. POWELL, and wife, VIDA M. 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:

Land in Davidson County, Tennessee, being Lot No. 155 on the Plan of Priest Lake Park, Section IV, as of record in Book 4460, pages 15, 16, and 17, Register's Office for Said County, to which plan reference is hereby made.

Being the same property conveyed to James W. Bohanan and wife, Bonita Jo Bohanan, by deed dated 8/3/73 of record in Book 4734, page 966, Register's Office for Davidson County, Tennessee; the said Bonita Jo Bohanan having predeceased James W. Bohanan on 12/22/04 and the said James W. Bohanan having since died on 9/17/09. Pursuant to the Last Will and Testatement of James W. Bohanan dated 7/14/93, Probate No. 09P-1685, Seventh Circuit Court for Davidson County, Tennessee, Margaret Ann Robertson and Amanda Jo Courtright execute this instrument as the Beneficiaries therein.

This is not the principal residence of the grantors.

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions and easements of record as may affect the afore described tract of land.

This is improved property, known as 3851 PRIEST LAKE DRIVE, NASHVILLE, TN 37217
(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 1st day of March, 2010.

Margaret Ann Robertson
MARGARET ANN ROBERTSON

Amanda Jo Courtright
AMANDA JO COURTRIGHT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, in and for the said County and State, MARGARET ANN ROBERTSON and AMANDA JO COURTRIGHT the within named bargainor(s), with whom I am personally acquainted or proved to be on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of March, /2010.

Commission expires: 12-21-2011

Notary Public

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.