This Instrument Prepared From Information Furnished by the Parties by:
IMOGENE W. BOLIN, ATTORNEY, 313 ENON SPRINGS RD EAST, SMYRNA, TENNESSEE 37167

MAP & PARCEL 147-08-0-115.00

SEND TAX BILLS TO:

New Owners

NAME AND ADDRESS OF NEW OWNERS:

T.L. Powell and H. Ray Emanuel
101 Front Street
Smyrna, TN 37167

STATE OF TENNESSEE)
ss.:
COUNTY OF DAVIDSON)

BILL GARRETT, Davidson County
Trans:T20100031107 DEEDWARR
Recvd: 05/24/10 13:48 3 pgs
Fees:18.00 Taxes:370.00
20100524-0039907

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and 00/100 ($10.00) DOLLARS, cash in hand paid, receipt of which is hereby acknowledged;

We, the undersigned, **Dorothy Jane Glenn and Ernest R. Glenn**, have bargained and sold and do hereby transfer and convey unto **T.L. Powell and H. Ray Emanuel**, as tenants in common with right of survivorship, their heirs and assigns forever, that certain parcel of real estate situated in the Fifth (5th) Civil District of Davidson County, Tennessee, and being further described as follows, to-wit:

LAND in the 5th Civil District of Davidson County, Tennessee, being **Lot No. 41** on the Plat of **CATHEY HEIGHTS, SECTION TWO**, according to survey and plat of same appearing of record in Book 2854, page 126, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.

Said Lot 41 front 95.54 feet on the easterly side of Torbay Drive and extends back 310.0 feet on the northerly line and 322.73 feet on the southerly line, to a line in the rear on which it measures 68.20 feet.

BEING the same property conveyed to Frank K. Duncan and wife, Tommie Lucille Duncan from Buford B. Walker and Frank M. Cathey, by deed appearing of record in Book 3217, page 31, in the Register's Office of Davidson County, Tennessee. Frank K. Duncan is deceased leaving Tommie Lucille Duncan as the sole surviving tenant by the entirety. Tommie Lucille Duncan (a/k/a Tommie L. Duncan) died testate in Davidson County, Tennessee, devising and bequeathing all of her property to Dorothy Jane Glenn according to her Last Will and Testament appearing in Instrument 20100301-0015209,County Clerk's Office for Davidson County, Tennessee.

THIS CONVEYANCE is made subject to any and all matters as shown on subdivision plat appearing of record in Book 2854, Page 126, in the Register's Office of Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 4892 Torbay Drive, Nashville, TN 37211.

*Ernest R. Glenn joins in this instrument for the purpose of conveying his marital interest in said property.

TO HAVE AND TO HOLD the said tract or parcel of land in fee simple together with all of the appurtenances, estate and title thereunto belonging unto the said Grantees herein, their heirs and assigns, forever.

AND we do covenant with the said Grantees herein that we are lawfully seized and possessed of said land in fee simple; have a good right to convey the same; and, the same is unencumbered except as set forth herein. The 2010 property taxes are being prorated between the parties hereto, the Grantees assuming payment thereof.

AND, we do further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantees herein, their heirs and assigns, against the lawful claims of all persons, whomsoever.

Possession of the within-described property will be given to the Grantees with delivery of deed.

WITNESS OUR HANDS, this 20 day of May, 2010.

Dorothy Jane Glenn

Ernest R. Glenn

STATE OF TENNESSEE)
ss.
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named **Dorothy Jane Glenn and husband, Ernest R. Glenn**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing (WARRANTY DEED) instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office in Smyrna, Tennessee, this the 20th day of May, 2010.

Notary Public

My commission expires: 2-11-2013

OLIVIA STELTER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

I hereby certify or swear that the actual consideration for this transfer or value of the property transferred, whichever is greater is $100,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this the 20th day of May, 2010.

Notary Public

My commission expires: 2-11-2013

OLIVIA STELTER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN