BOX 50-B
PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

THIS INSTRUMENT PREPARED BY:
R. Eric Thornton, Esq.
RAMSEY, THORNTON, BARRETT & HERBERT, PLC
10200 Ramsey Way
Dickson, TN 37055
CHIC 10417

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED NINETY THOUSAND AND 00/100 ($490,000.00) DOLLARS, cash in hand paid by JESS LEE ANDREWS, III and wife, CEESUN S. ANDREWS, receipt of which is hereby acknowledged, I, DEBRA R. POWELL, a widow, have bargained and sold, and by these presents do transfer and convey unto the said JESS LEE ANDREWS, III and wife, CEESUN S. ANDREWS, their heirs and assigns, a certain tract or parcel of land as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Harpeth Acres Subdivision, Section Six of record in Book 2331, Page 85, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Debra R. Powell, married by deed from Charles R. Coats, Jr., married, dated November 2, 2001 and of record in Instrument No. 20011105-012229, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters as shown on plan with owner's certificate of record in Plat Book 2331, Page 85, in the Register's Office of Davidson County, Tennessee.

This property is subject to right-of-way of Tyne Blvd.

The drive serving the subject property encroaches on the adjoining lot on the west side and the west side owner's fence encroaches onto the subject property.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said JESS LEE ANDREWS, III and wife, CEESUN S. ANDREWS, their heirs and assigns, forever. And I do covenant with the said JESS LEE ANDREWS, III and wife, CEESUN S. ANDREWS, that I am lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered except for 2010 Davidson County property taxes which have been prorated and will be paid by Grantees. And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said JESS LEE ANDREWS, III and wife, CEESUN S. ANDREWS, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND, on this 30th day of August, 2010.

DEBRA R. POWELL

BILL GARRETT, Davidson County
Trans:T20100054731 DEEDWARR
Recvd: 09/01/10 11:59 2 pgs
Fees:13.00 Taxes:1813.00
20100901-0069491

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, DEBRA R. POWELL, unmarried, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that she executed the foregoing instrument as her free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 30th day of August, 2010.

NOTARY PUBLIC

My Commission Expires: _____

ERIC THORNTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXP. 05-23-2011

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $490,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed to before me this 30th day of August, 2010.

NOTARY PUBLIC

My Commission Expires: May 6, 2013

KIMBERLY R. BOUGHER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

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Tax Map 1450300310

ADDRESS OF NEW OWNERS AND
SEND TAX BILLS TO:
Mr. and Mrs. Jess Lee Andrews, III
1305 Tyne Blvd
Nashville, TN 37215