This instrument prepared by: JOHN R. REYNOLDS (#002522)
Attorney at Law
Suite 2702, The Office Tower
611 Commerce Street
P. O. Box 190481
Nashville TN 37219-0481
Tel: (615) 256-2694
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BILL GARRETT, Davidson County
Trans:T20110082829 DEEDWARR
Recvd: 12/30/11 13:10 4 pgs
Fees:23.00 Taxes:358.90
20111230-0102259

NOTE TO REGISTER: Upon recording, please return the recorded instrument to: JOHN R. REYNOLDS, Attorney at Law, Suite 2702, The Office Tower, 611 Commerce Street, P. O. Box 190481, Nashville TN 37219-0481.

Address New Owner(s) as follows: **CANDACE AVERY, a single woman**

Name and Address of the person or entity responsible for payment of real property taxes: SAME

Map/Parcel No. **072 03 0 128.00**

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, MARGARET SMITHSON POWERS died **20 August 2010**, and her estate is being administered in the **Seventh** Circuit Court, **Davidson** County, Tennessee, Case No. **10P-1862**; and

WHEREAS, MARGARET SMITHSON POWERS left a paperwriting dated **18 June 2009**, which was admitted to probate on 16 December 2010, as her Last Will and Testament and recorded in Will Book/page **10P-1862**, **Seventh** Circuit Court, **Davidson** County, Tennessee; and

WHEREAS, REBECCA ANNE POWERS van der OORD is the duly appointed and acting Personal Representative of the Estate of **MARGARET SMITHSON POWERS,** deceased, under Letters Testamentary issued 16 December 2010;

NOW, THEREFORE, for and in consideration of the sum of **NINETY SEVEN THOUSAND ($97,000.00) DOLLARS**, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, the undersigned, **REBECCA ANNE POWERS van der OORD,** Personal Representative of the Estate of **MARGARET SMITHSON POWERS,** deceased, hereinafter referred to as Grantor, has bargained and sold, and by these presents does hereby transfer and convey to **CANDACE AVERY,** a single woman, her heirs and assigns, hereinafter referred to as Grantee, a certain tract or

parcel of land in **Davidson** County, State of Tennessee, being more particularly described on **EXHIBIT A** attached hereto and made a part hereof.

This is **improved** Real Property known as **1200 McChesney Avenue, Nashville, Davidson County, Tennessee 37216**

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, **CANDACE AVERY,** her heirs, successors and assigns, forever; and Grantor as Personal Representative does covenant with the said Grantee that as Personal Representative she has a good right to convey the Real Property. Grantor does further covenant and bind herself as Personal Representative to warrant and forever defend the title to said land against the lawful claims of all persons whomsoever.

Grantor and Grantee are used for singular or plural, as context requires.

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed on the 22 day of December 2011.

Rebecca Anne Powers VanderOord

REBECCA ANNE POWERS van der OORD, Personal Representative of the Estate of **MARGARET SMITHSON POWERS,** deceased.

Griselda Rodriguez

GRISELDA RODRIGUEZ
Notary Public, State of Texas
My Commission Expires
December 2, 2012

STATE OF Tx

COUNTY OF Harris

Personally appeared before me, the undersigned, a Notary Public in and for said State and County aforesaid, the within named **REBECCA ANNE POWERS van der OORD** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be Personal Representative of the Estate of **MARGARET SMITHSON POWERS**, deceased, the within named Grantor, and that she as such Personal Representative executed the foregoing Deed for the purposes therein contained, by signing her name as Personal Representative.

Witness my hand and official seal at Harris County, Houston Tx, this 22 day of December 2011.

Notary Public

My commission expires: 12/02/12

GRISELDA RODRIGUEZ
Notary Public, State of Texas
My Commission Expires
December 2, 2012

STATE OF **TENNESSEE**
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer, is $ 97,000.00

Affiant

Subscribed and sworn to before me
this 29th day of DECEMBER 2011.

Notary Public

My commission expires JULY 8, 2013

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 8, 2013

EXHIBIT A

Land in **Davidson** County, Tennessee, being the westerly 50 feet of the easterly 100 feet of Lot No. **185** on the Plan of Inglewood Place, as of record in Book **332**, page **101**, Register's Office for said County.

Said part of Lot No. 185 fronts 50 feet on the southerly side of McChesney Avenue and runs back between parallel lines with the easterly margin of Katherine Street, as widened, 205 feet to a dead line.

Being the same property conveyed to **Minor E. Powers and wife, Margaret S. Powers,** by Deed from **Homer Franklin Denning and Margaret Lee Denning,** as shown of record in Book **5165**, page **533,** Register's Office for **Davidson** County, Tennessee.

Minor E. Powers predeceased Margaret S. Powers on 19 December 2006.

Margaret S. (Smithson) Powers died on 20 August 2010, and her Estate is being administered in the Seventh Circuit Court for Davidson County, Tennessee, Case No. **10P-1862.**