BILL GARRETT, Davidson County
Trans:T20120032814 DEEDQC
Recvd: 05/04/12 09:11 3 pgs
Fees:17.00 Taxes:0.00
20120504-0038379

Deed of Conveyance

This QUIT-CLAIM DEED OF CONVEYANCE made and entered into this 30th day of April, 2012, by and between **PHYLLIS G. SWEATT, married,** 108 Purcell Court, Bowling Green, Warren County, Kentucky 42101 , as a daughter, court appointed Guardian and Conservator, and under the power of authority granted her by the Power of Attorney dated October 12, 2001, to act as Attorney in Fact for **GERALDINE S. POWELL, GRANTOR,** and **PHYLLIS G. SWEATT, married,** 108 Purcell Court, Bowling Green, Warren County, Kentucky 42101, **GRANTEE,** who is now the new property owner responsible for taxes thereupon.

WITNESSETH:

For and in consideration of the terms set forth herein, the Grantor does by these presents, remise, release and forever and quitclaim all of her right, title, and interest, in and to the hereinafter described real property unto the Grantee, her heirs and assigns, in fee simple, the following described real property found in MAP BOOK 69, PARCEL 19, situated in Davidson County, Tennessee, and being more particularly described as follows:

> Being land in the 13th, formerly the 23rd Civil District of Davidson County, Tennessee, described as follows: Beginning in the center of the Hydes Ferry Pike, at the southwest corner of Old Cato tract of land; thence with said center of said pike, South 76 deg. East 9 poles to the Southwest Church and School lot; thence with the line of said lot, northerly 308 feet; westerly 44 feet, northerly 194 feet to a stake, the northwest corner of said lot; thence easterly 131 feet to the west line of A. M. Burkhalter property; thence northerly 36 1/2 poles to a rock in a branch; thence down said branch, So. 40 1/2 deg. West 18.6 poles to a stone; thence south ¾ deg. West 31.92 poles to the northwest corner of a one tract of land, continuing south ½ deg. To the west 17.68 poles to the beginning, containing 3 acres, and 139 poles, be the same more or less.
>
> Being the same property owned by Geraldine S. Powell by right of survivorship due to the death of Felix Lawrence Powell, her husband, who died intestate on August 16, 2005, and whose death is of record in Davidson County, Tennessee, Vital Statistics Record number 0504647.
>
> Being also the same real property conveyed to Mr. and Mrs. Felix L. Powell, husband and wife, by deed dated August 17, 1973, of record in Deed Book 4741, Page 711-712, in the Davidson County, Tennessee, Clerk's Office.

The above-described real property is conveyed and Grantee accepts same subject to such valid and existing restrictions, reservations, limitations, conditions, exceptions, easements, and covenants as may be revealed in the record chain of title hereto.

OATH OF CONSIDERATION

The parties hereto certify under penalty of perjury and pursuant to applicable law, including KRS Chapter 382, that the fair market value of the real estate is unknown, and that the true, correct, amount of consideration given for the property herein conveyed is ONE Dollar and other good and valuable consideration, including love and affection.

IN TESTIMONY WHEREOF, the GRANTOR and GRANTEE have hereunto set their hands on this date which is first above written.

Geraldine S. Powell

GERALDINE S. POWELL, GRANTOR

Phyllis G. Sweatt P.O.A

PHYLLIS G. SWEATT, as POA (Attorney in fact), as court appointed Guardian and Conservator, GRANTOR

Phyllis Sweatt

PHYLLIS SWEATT, GRANTEE

STATE OF KENTUCKY~COUNTY OF Warren

I hereby certify that **GERALDINE S. POWELL**, single, appeared before me and after having been first duly sworn acknowledged that he executed this deed as his free act and deed and that he is known to me, or if not known to me, presented satisfactory evidence to me that he is the person described in and who executed this instrument as Grantor.

WITNESS my hand and seal of office this the 30th day of April, 2012.

My Commission expires: 8/2/12

Notary Public

STATE OF KENTUCKY~COUNTY OF Warren

I hereby certify that **PHYLLIS G. SWEATT**, married, appeared before me and after having been first duly sworn acknowledged that she executed this deed as her free act and deed and that she is known to me, or if not known to me, presented satisfactory evidence to me that she is the person described in and who executed this instrument as Grantee.

WITNESS my hand and seal of office this the 30th day of April, 2012.

My Commission expires: 8/2/12

Notary Public

Prepared by:

Osi Onyekwuluje
P. O. Box 1312
Bowling Green, KY 42102-1312

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