THIS INSTRUMENT PREPARED BY: MARK H. WESTLAKE **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 Third Avenue South, Suite 1700 Nashville, Tennessee 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $140,000. AFFIANT Subscribed and sworn to before me, this 9 day of July 2012. Notary Public My commission expires: 5/26/13

AMBER GESCAT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Sam L. Powers, Jr. and Sandra E. Powers 2413 Ridgeland Drive Nashville, TN 37214	Sam L. Powers, Jr. and Sandra E. Powers 2413 Ridgeland Drive Nashville, TN 37214	073 12 0 032.0

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Forty Thousand and no/100 Dollars ($140,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOAN L. POWERS**, (hereinafter called the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **SAM L. POWERS, JR. and wife, SANDRA E. POWERS,** (hereinafter called the "Grantee"), their heirs and assigns, all right, title and interest, in a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

BILL GARRETT, Davidson County
Trans:T20120058610 DEEDWARR
Recvd: 08/08/12 08:18 2 pgs
Fees:13.00 Taxes:518.00
20120808-0070477

Being Lot No. 232 on the plan of Section II, Sunset View, of record in Book 2663, page 52, Register's Office for said County. Said Lot No. 232 fronts 100 feet on the south side of Ridgeland Drive and runs back between parallel lines 202.1 feet to a dead line.

Being the same property conveyed to Sam L. Powers and Joan L. Powers by deed dated April 9, 1959 from Vernon G. Vaughan, Jr. and wife, Patricia F. Vaughan of record in Book 2903, Page 327, Register's Office of Davidson County, Tennessee, Sam L. Powers having deceased on October 21, 2001, Joan L. Powers being the sole surviving tenant by the entireties.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs, successors and assigns, forever; and Grantor covenants with the said Grantee that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except as heretofore shown.

THE GRANTOR further covenants and binds herself, her heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever.

Whenever use, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 29TH day of June 2012.

Joan L. Powers

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOAN L. POWERS**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 29 day of June 2012.

AMBER GESCAT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public

My Commission Expires: 5/29/13

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