THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

BILL GARRETT, Davidson County
Trans:T20120060226 DEEDWARR
Recvd: 08/14/12 08:42 2 pgs
Fees:13.00 Taxes:1498.50
20120814-0072410

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***405,000.00.

Robert M. Allbritton
Affiant

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Subscribed and sworn to before me this 10th day of August, 2012.

Mitchell A Watts
Notary Public

My Commission Expires: 8.20.13

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Eugene F. Powell 2804 Wortham Avenue Nashville, Tennessee 37215	Farmington Financial Group, LLC 2002 Richard Jones Road, # 200-A Nashville, TN 37215	MAP 117-06-0 PARCEL 133.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Four Hundred Five Thousand and 00/100 Dollars ($***405,000.00) cash in hand paid, the receipt of which is hereby acknowledged, I, Robert M. Allbritton, unmarried, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto Eugene F. Powell and Kathleen B. Powell, husband and wife, (hereinafter called the "GRANTEES"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 2 on the Plan of Sterling Square of record in Plat Book 5050, Page 85, in the Register's Office for Davidson County, Tennessee., to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Robert M. Allbritton, unmarried, by Warranty Deed dated December 3, 1999, from Roger A. Barnett, II, unmarried, of record as Instrument No. 19991210-0301895 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 2804 Wortham Avenue, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEES, their heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantees herein.

2. Matters, if any, shown on the Plan of Sterling Square of record in Book 5050, page 85, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

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

10th IN WITNESS WHEREOF, the GRANTOR has executed this instrument on this the day of August, 1012.

Robert M. Allbritton

Robert M. Allbritton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert M. Allbritton, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 10th day of August, 2012.

Mitchell A Watts

Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY