THIS INSTRUMENT IS BEING RE-RECORDED TO INCLUDE THE LIMITED POWER OF ATTORNEY.

WARRANTY DEED

File Number: 60094

Davidson County DEEDWARR
Recvd: 08/09/06 14:47 2 pgs
Fees:13.00 Taxes:383.88
[redacted]
20060809-0098242

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $103,750.00

[signature]

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 2ND DAY OF AUGUST 2006.

[signature]
Notary Public

MY COMMISSION EXPIRES: November 25, 2006.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Pinnacle Title & Escrow, LLC, 2109 Buena Vista Pike, Nashville, TN 37218

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dale E Smith	NEW OWNER	52
(NAME)	(NAME)	
608A Larkin Springs Road	[illegible]	Group 7
(ADDRESS)	(ADDRESS)	123
Madison, TN 37115	[illegible]	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Ronnie Hall, an unmarried person, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dale E Smith, an unmarried person, 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:

LAND in the 11th Civil District of Davidson County, Tennessee, and being more particularly described as follows:

Being Lot No. 25, in Block "A" in the unrecorded Plan of Homeacres, as subdivided by Blanchard and Parrish on October 26, 1939. Said Lot No. 25 fronts 100 feet on the west side of Larkin Springs Road runs back between lines 347.3 feet on the northerly line and 344 feet on the southerly line to the easterly of Lot 16 on which it measures 100 feet.

Being the same property conveyed to Ronnie Hall by deed from Betty Jane Moyers Rushing, unmarried, dated March 14, 2006, of record in Instrument #20060315-0029587, Register's Office for Davidson County, Tennessee

Subject to any and all easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 608A Larkin Springs Road, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our 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. Wherever used, 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 2nd day of August 2006.

Ronnie Hall [by Margaret Mason as attorney in fact]

Davidson County DEEDWARR
Recvd: 08/30/06 13:27 3 pgs
Fees:17.00 Taxes:0.00
20060830-0107249

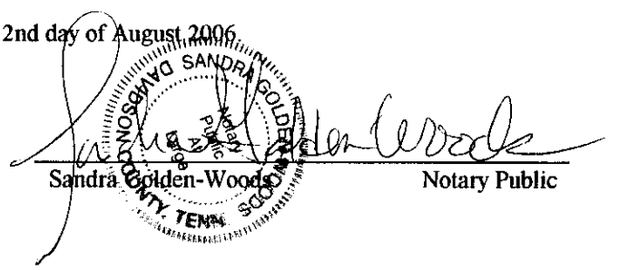
RE-RECORD

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 Margarette Morgan with whom I am personally acquainted and who acknowledged that she executed the within instrument on behalf of Ronnie Hall as his Attorney in Fact as the free act and deed of the within named Ronnie Hall.

Witness my hand and official seal at Nashville, Tennessee this 2nd day of August 2006.

Commission expires: November 25, 2006



Sandra Golden-Woods Notary Public

RECORD & RETURN TO:
American Title Company, Inc.
925 Industrial Drive
Old Hickory, TN 37138
FILE # N06-0351

This Instrument Prepared By:
Pinnacle Title & Escrow, LLC
1004 Hickory Hill Lane, Suite 9
Hermitage, TN 37076

File# 60094

LIMITED POWER OF ATTORNEY

KNOW all men by these presents, that I/WE, **RONNIE HALL** made, constituted and appointed, and by these presents do make, constitute and appoint **MARGARETTE MORGAN**, my/our true and lawful attorney, for me and in my name, place and stead to sell the following described real property:

608 LARKINS SPRINGS ROAD
NASHVILLE, TN 37115
DAVIDSON COUNTY, TENNESSEE

and to execute all documents in connection therewith, as fully, largely and amply, to all intents and purposes, as I myself might or could do if acting personally and to receive for my benefit the proceeds of the sale. I hereby ratify and confirm all lawful acts done by my attorney by virtue hereof.

THIS Power of Attorney shall be deemed to be a durable Power of Attorney as defined by the Tennessee Uniform Durable Power of Attorney Act, and shall not be affected by the subsequent disability or incapacity of the undersigned.

THIS Power of Attorney shall remain in effect until a revocation hereof shall have been recorded in the Register's Office for **DAVIDSON** County, Tennessee, or until the matters authorized hereby have been fully performed, whichever shall first occur.

IN WITNESS WHEREOF, I have hereunto set my hand this 7th day of April, 2006

RONNIE HALL

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 **RONNIE HALL,** the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 7th day of April, 2006.

SANDRA GOLDEN WOOD
Notary Public
Davidson County
TENNESSEE

NOTARY PUBLIC

My Commission Expires:
11-25-06