PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

W & I Ref: dm Title No: 48373

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 01/17/07 08:14 3 pgs
Fees:18.00 Taxes:2997.00
20070117-0006532

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Eli J. Richardson Erin M. Richardson 709 Cantrell Avenue Nashville, Tennessee 37215	SAME

TAX MAP-PARCEL NUMBERS: 11701004900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$810,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Lee Ann Merrick, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Eli J. Richardson and spouse, Erin M. Richardson** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee being the southerly 80 feet of Lot No. 4 of Block "H" on the Plan of W.M. Cantrell's Subdivision, as of record in Book 332, page 85, Register's Office for said County.

Said part of said Lot No. 4 fronts 80 feet on the westerly side of Cantrell Avenue and runs back between parallel lines, with the northerly margin of an alley 221 ¼ feet to an alley in the rear.

Being the same property conveyed to Lee Ann Merrick, married by deed from Susan P. Burns Symington, married of record in Book 9268, page 736 Register's Office for said County.

Scott G. Merrick, spouse of Lee Ann Merrick, joins in this conveyance solely to convey any and all marital interest he may have in subject property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2007, and subsequent years; All Matters shown on the Plan, with Owner's Certificate, of record in Plat Book 332 Page 85, said Register's Office. Agreement concerning use of alley of record in Book 5869, page 216, said Register's Office.

This instrument is executed on behalf of Scott G. Merrick by Lee Ann Merrick as Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference.

This is improved property, known as: 709 Cantrell Av, Nashville, Tennessee 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 16th day of January, 2007 .

Lee Ann Merrick

Scott G. Merrick, By: Lee Ann Merrick, Atty-in-Fact

By: Lee Ann Merrick, Atty-in-Fact

State of TENNESSEE
County of DAVIDSON

On this 16th day of January, 2007, before me the undersigned authority, personally appeared **Lee Ann Merrick**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 21, 2007

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $810,000.00

Affiant

Sworn and subscribed before me this 16th day of January, 2007

My Commission Expires: KATHY SNIDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 22, 2010

Notary Public

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 , **Lee Ann Merrick** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Scott G. Merrick, as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 16th day of January, 2007

Notary Public

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

EXHIBIT "A"
To
Warranty Deed

FROM: Lee Ann Merrick, married

TO: Eli Richardson and Erin Richardson

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Lee Ann Merrick, Affiant

Sworn to and subscribed before me this 16th day of January, 2007

Notary Public

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007