Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $82,000.00

Bonnie Bess
Affiant

Subscribed and sworn to before me, this 27th day of August, 2007.

Notary Public
My commission expires: 1/23/10

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

02-0706-45532

Address of New Owner:	Send Tax Bills to:	Tax Information
Edward Glenn Gilchrist 475 Radnor Street Nashville TN 37211	New Owner	119-13-0 234.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jimmie Opal H. Bess, Unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Edward Glenn Gilchrist and wife, Mary Eugenia Gilchrist, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Tract I:
Land in Davidson County, Tennessee, being the easterly 20 feet of Lot No. 113 and the westerly 45 feet of Lot No. 114, on the Plan of College Heights, of record in Book 332, Page 19, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said parts of Lots Nos. 113 and 114 front together 65 feet on the southerly side of Radnor Street and extend back between parallel lines with the easterly margin of Mead Street 149 feet to an alley.

Being the same property conveyed to Frank M. Bess, Jr. and wife, Jimmie Opal H. Bess by deed from Earl A. McNabb, Trustee, dated January 29, 1963, recorded January 29, 1963, of record in Book 3502, Page 619, Register's Office for Davidson County, Tennessee.

Tract II:
Land in Davidson County, Tennessee, being the east 5 feet of Lot No. 114 and the west 10 feet of Lot 115, on the Plan of College Heights, of record in Book 332, Page 19, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said part of Lot No. 114 and 115 front together 15 feet on the southerly side of Radnor Street and run back between parallel lines 169 feet to an alley.

Being the same property conveyed to Frank M. Bess, Jr. and wife, Jimmie Opal H. Bess by deed from F. M. Bess and wife, Lucy P. Bess, dated August 2, 1973, recorded September 14, 1973, of record in Book 4746, Page 280, Register's Office for Davidson County, Tennessee. The said Frank M. Bess, Jr. having since died on March 31st, 2007, leaving Jimmie Opal H. Bess as sole surviving tenant by the entirety.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 475 Radnor Street, Nashville, TN 37211

Davidson County DEEDWARR
Recvd: 09/24/07 15:50 3 pgs
Fees:18.00 Taxes:303.40
20070924-0113949

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 27th day of August, 2007.

Jimmie Opal H. Bess by Ernest Huddleston, Attorney in Fact

Jimmie Opal H. Bess
BY: Ernest Huddleston, Jr.
Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Ernest Huddleston, Jr., whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Jimmie Opal H. Bess, and that he is authorized by Jimmie Opal H. Bess, to execute this instrument on her behalf.

Witness my hand in Brentwood, TN, this 27th day of August, 2007.

State of Tennessee at Large

My Commission expires:

1/23/10

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Prepared by & Return to:
REALTY TITLE & ESCROW CO. INC
5111 Maryland Way Suite 101
Brentwood TN 37027

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 recorded simultaneously with the subject document.

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 actual knowledge or notice of any termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

Ernest Huddleston Jr

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ernest Huddleston, Jr., with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, TN, this 27th day of August, 2007.

Notary Public

My Commission Expires:
1/23/10

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON