PREPARED BY (AND RETURN TO):

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Attorneys At Law

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Davidson County DEEDWARR
Recvd: 04/24/08 11:56 3 pgs
Fees:18.00 Taxes:10545.00
20080424-0041988

W & I Ref: (dm) Title No: 49315

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Jonathan N. Dyke Susan E. Dyke 211 Lynnwood Blvd. Nashville, Tennessee 37205	New owner

TAX MAP-PARCEL NUMBERS: 11607004100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$2,850,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **W. Bradley Worthington and spouse, Teri S. Worthington**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jonathan N. Dyke and wife, Susan E. Dyke** 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 part of Lot No. 8 on the map of Pendleton and Blair's Subdivision of the Lynnwood Property, of record in Book 421, page 45, of the Register's Office for said County.

Said part of said Lot No. 8 fronts 150 feet on the westerly side of Lynnwood Boulevard and runs back between lines 247.5 feet more or less on the northerly line and 221 feet on the southerly line, to the easterly margin of what was formerly a 30-foot court but which has been closed, on which it measures 121 feet.

Being the same property conveyed to W. Bradley Worthington and wife Teri S. Worthington by warranty deed from John N. Brown, Jr., and wife, Lynn R. Brown dated Feb. 22, 2005 and recorded Feb. 24, 2005 of record in Doc. No. 20050224-0020690, Register's Office for Davidson County, Tennessee.

Also conveyed is that portion of the closed 30 foot alley or court abutting the rear line of the above-described property, which portion extends the width of said Lot No. 8, or 121 feet, and runs back 15 feet to the centerline of said alley.

Said Alley was closed and conveyed to the adjacent property owner by Quitclaim Deed of record in Book 806, page 76, Register's Office for Davidson County, Tennessee. However, the legal description thereof was omitted from subsequent deeds of record.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2008, and subsequent years; All Matters shown on the Plan, with Owner's Certificate, of record in Book 421 Page 45, said Register's Office.

This instrument is executed on behalf of W. Bradley Worthington by Teri S. Worthington pursuant to a Power of Attorney executed by him on the 21st day of April, 2008, of record in Instrument No. 20080424-0041986, Register's Office for Davidson, County, Tennessee. 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: 211 Lynnwood Boulevard, Nashville, Tennessee 37205

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 22nd day of April, 2008 .

W. Bradley Worthington By:Teri S. Worthington, Atty-in-Fact

Teri S. Worthington

State of TENNESSEE
County of DAVIDSON

On this 22nd day of April, 2008, before me the undersigned authority, personally appeared **Teri S. Worthington** , 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: 3/20/2010

Notary

DEBORAH H. BERRIE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

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: $2,850,000.00

Affiant

Sworn and subscribed before me this 22nd day of April, 2008

Notary Public

My Commission Expires: 8/23/2011

MARY JAYNE MASTERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Wldoc: Deed Wty—12/92

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 , **Teri S. Worthington** 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 **W. Bradley Worthington** , 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 22nd day of April, 2008

Notary Public



My Commission Expires: 3/20/2010

EXHIBIT "A"
To
Warranty Deed

FROM: W. Bradley Worthington and spouse, Teri S. Worthington

TO: Jonathan N. Dyke and wife, Susan E. Dyke

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.

Teri S. Worthington, Affiant

Sworn to and subscribed before me this 22nd day of April, 2008

Notary Public



My Commission Expires: 3/20/2010