Box 8

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/19/09 14:59 3 pgs
Fees:18.00 Taxes:512.45
20090219-0014608

LARRY D. NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,500.00

Jerry Gingerich
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF FEBRUARY, 2009.

Notary Public

MY COMMISSION EXPIRES: 12-21-2011
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SHARON ROBINSON	Acopia, LLC	MAP 176-05 PARCEL 103
(NAME)	(NAME)	
5104 HICKORY GROVE DRIVE	306 Northcreek Blvd. Ste 100	
(ADDRESS)	(ADDRESS)	
ANTIOCH, TN 37013	Goodlettsville TN 37072	
(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, **RICHARD K. MADISON JR., by and through Jerry Gingerich, Attorney in Fact, and wife, LAURA T. MADISON, by and through Jerry Gingerich, Attorney in Fact**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SHARON ROBINSON, A SINGLE WOMAN,**, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Situated in Davidson County, Tennessee, being Lot No. 65 on the Plan of Hickory Woods, Section B, of record in Plat Book 6900, page 512, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Richard K. Madison, Jr. and wife, Laura T. Madison by deed of record in Book 7976, page 620, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to: Taxes for 2009, and subsequent years; The Plan, with Owner's Certificate, of record in Book 6900 Page 512, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. Restrictions contained in instruments of record in Book 7422, page 235, Book 7422, page 304, Book 7932, page 648, Book 9616, page 470, Book 9678, page 187, Book 9764, page 44, Doc. No. 20001207-0120450, said Register's Office.

This instrument is executed on behalf of Richard K. Madison, Jr., and wife Laura T. Madison by Jerry Gingerichas 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. by pursuant to a Power of Attorney executed by them on the 26th day of January, 2009, of record in Instrument No. 20090219-0014606, and Instrument No. 20090219-0014607, 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 5104 HICKORY GROVE DRIVE, ANTIOCH, TN 37013
(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 our hand(s) this 18th day of February, 2009.

Laura T. Madison
LAURA T. MADISON
Jerry Gingerich
BY: JERRY GINGERICH, ATTORNEY IN FACT

Richard K. Madison Jr.
RICHARD K. MADISON JR.
Jerry Gingerich
BY: JERRY GINGERICH, ATTORNEY IN FACT

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, JERRY GINGERICH, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he is the Attorney in Fact for LAURA T. MADISON and is authorized by LAURA T. MADISON to execute this instrument on her behalf.

WITNESS my hand and official seal this 18th day of February, 2009

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

NOTARY PUBLIC

My commission expires: 12-21-2011

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, JERRY GINGERICH, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he is the Attorney in Fact for RICHARD K. MADISON JR. and is authorized by RICHARD K. MADISON JR. to execute this instrument on his behalf.

WITNESS my hand and official seal this 18th day of February, 2009

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

NOTARY PUBLIC

My commission expires: 12-21-2011

EXHIBIT "A"
To
Warranty Deed

FROM: Richard K. Madison, Jr. and Laura T. Madison

TO: Sharon Robinson

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.

Jerry Thigpen
, **Affiant**

Sworn to and subscribed before me this 13th day of February, 2009

Notary Public

My Commission Expires: 12-21-2011

LARRY R. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.