PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law

104 Woodmont Blvd., Suite 100

Nashville, Tennessee 37205

Phone (615) 298-3312 - Fax 292-8746

BILL GARRETT, Davidson County
Trans:T20090019656 DEEDWARR
Recvd: 03/25/09 09:41 3 pgs
Fees:18.00 Taxes:1509.60
20090325-0026821

Christy Wilkins Ivey

Percy Wilkins, Jr. (of Counsel)

W & I Ref: DM Title No: 49732

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
John D. Crow, Jr. 5812 Vine Ridge Drive Nashville, Tennessee 37205	Pinnacle National Bank 211 Commerce Street Nashville, TN 37201

TAX MAP-PARCEL NUMBERS: 10309009200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$413,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Matthew C. Beckham and spouse, Virginia H. Beckham**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John D. Crow, Jr., unmarried** 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 Lot No. 90 on the Plan of Hillwood Estates, Section 6 of record in Book 2133, page 96, Register's Office for said County.

Said Lot No. 90 fronts 150 feet on the northwesterly margin of Vine Ridge Drive and extends back 172.1 feet on the northeasterly line and 179.5 feet on the southwesterly line to a dead line in the rear, measuring 150 feet thereon.

Being the same property conveyed to Virginia H. Beckham, and husband, Matthew C. Beckham by warranty deed from Charles I. Berry and wife, Carolyn Berry, dated Oct. 14, 2005 and recorded on Oct. 17, 2005 of record in Doc. No. 20051017-0125102, 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 2133 Page 96, said Register's Office, which Plan shows a 50 foot minimum building setback line from Vine Ridge Drive and a 10 foot easement for public utility purposes along the rear line of said lot. And a 10 foot sewer easement located across the northerly rear portion and extending to the northwesterly corner to the rear of said lot.

This instrument is executed on behalf of Matthew C. Beckham by Virginia H. Beckham pursuant to a Power of Attorney executed by him on the 25th day of March, 2009, of record in Instrument No. *_____, 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: 5812 Vine Ridge Drive, Nashville, Tennessee 37205

*20090325-0026820

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 19th day of March, 2009 .

Matthew C Beckham by Virginia H Beckham, Atty-in-Fact — Virginia H. Beckham

Matthew C. Beckham By:Virginia H. Beckham, Atty-in-Fact

Virginia H. Beckham

State of TENNESSEE
County of DAVIDSON

On this 19th day of March, 2009 , before me the undersigned authority, personally appeared **Virginia H. Beckham** , 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:

Notary

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires May 2, 2011

State of TENNESSEE
County of DAVIDSON

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $408,000.00

Affiant

Sworn and subscribed before me this 19th day of March, 2009

My Commission Expires: 3.7.2011

NOTARY PUBLIC AT LARGE

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 , **Virginia H. Beckham** 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 **Matthew C. Beckham** , 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 19th day of March, 2009

Notary Public

My Commission Expires:

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires May 2, 2011

EXHIBIT "A"
To
Warranty Deed

FROM: Matthew Beckham and spouse, Virginia Beckham

TO: John D. Crow, Jr.

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.

Virginia H. Beckham

Virginia H. Beckham, Affiant

Sworn to and subscribed before me this 19th day of March, 2009

Notary Public

My Commission Expires:

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commissio Expires May 2, 2011