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:T20090040356 DEEDWARR
Recvd: 06/17/09 11:44 3 pgs
Fees:18.00 Taxes:882.45
20090617-0056338

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref: DM Title No: 50028

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Lee Droemer Lexi Droemer 3651 Copper Stone Drive Dallas, Texas 75287	New Owners

TAX MAP-PARCEL NUMBERS: 155080C2300CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$238,500.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Peter Fredrick Crossno and spouse, Christine L. Crossno,** hereinafter called the **Grantor,** have bargained and sold, and by these presents do hereby transfer and convey unto **Lee Droemer and spouse, Lexi Droemer** 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. 230 on the Plan of Resubdivision of Lots 230 and 231, Poplar Creek Estates, Phase Two of record in Book 8250, page 678, Register's Office for said County.

Said Lot No. 230 fronts 70.50 feet on the westerly margin of Chessington Drive and extends back 132.30 feet on the northerly line and 143.90 feet on the southerly line to a broken line in the rear, measuring 92.71 feet thereon.

Being the same property conveyed to Peter Fredrick Crossno and spouse, Christine L. Crossno by warranty deed from Randy Brewer and spouse, Julie Brewer, dated May 19, 2005 and recorded on May 20, 2005 of record in Doc. No. 20050520-0057329, Register's Office for Davidson County, Tennessee.

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 2009, and subsequent years; The Plan, with Owner's Certificate, of record in Book 8250, Page 678, said Register's Office, which Plan shows a 20 foot minimum building setback line from Chessington Drive together with a designated building site, and a 10 foot easement for public utility and drainage purposes along the rear line of said lot. And a 2.5 x 25 foot utility anchor easement located on the northeasterly front corner of said lot. The Declaration of Covenants, Conditions and Restrictions of record in Book 9472, page 824, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This instrument is executed on behalf of Christine L. Crossno by Peter Fredrick Crossno pursuant to a Power of Attorney executed by her on the 26th day of May, 2009 of record in Instrument Number

20090617-
0056337, 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: 6537 Chessington Drive, Nashville, Tennessee 37221

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 12th day of June, 2009.

Peter Fredrick Crossno

Peter Fredrick Crossno

Christine L. Crossno by Peter Fredrick Crossno Atty-in-Fact

Christine L. Crossno By: Peter Fredrick Crossno, Atty-in-Fact

State of TENNESSEE
County of DAVIDSON

On this 12th day of June, 2009, before me the undersigned authority, personally appeared **Peter Fredrick Crossno**, 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.

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: My Commission Expires May 2, 2011

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: $238,500.00

Affiant

Sworn and subscribed before me this 16th day of June, 2009

Notary Public

My Commission Expires: 3/10/2010

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

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 , **Peter Fredrick Crossno** 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 **Christine L. Crossno** , 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 ~~17th~~ 12th day of June, 2009

Notary Public

My Commission Expires: My Commission Expires May 2, 2011

CHRISTY IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

EXHIBIT "A"

To
Warranty Deed

FROM: Peter Fredrick Crossno and spouse, Christine L. Crossno

TO: Lee Droemer and spouse, Lexi Droemer

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.

Peter Fredrick Crossno, Affiant

Sworn to and subscribed before me this 12th day of June, 2009

Notary Public

My Commission Expires:

CHRISTY IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires May 2, 2011