BILL GARRETT, Davidson County
Trans:T20090041530 DEEDWARR
Recvd: 06/22/09 14:15 3 pgs
Fees:18.00 Taxes:92.50
20090622-0058008

Return to: Southern Land Title & Escrow, Inc.
934 Oldham Drive, Suite 100-A
Nolensville, TN 37135
615-776-7461

#733

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Kelley Construction, II., L.L.C.	(NEW OWNER)	Map 094-01-0-
P.O. Box 1389		Parcel 187.00
Nashville, TN 37135		

This instrument prepared by: Southern Land Title & Escrow, Inc., 934 Oldham Drive, Suite 100-A, Nolensville, TN 37135. This instrument was prepared from information supplied by the parties.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **William Michael Crocker, Terry Wayne Crocker, Rodger Dale Crocker and Louis Eugene Crocker,** ("The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Kelley Construction, II, L.L.C., a Tennessee limited liability company, (The "Grantees"),** its successors and/or assigns, to certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 178, on the Plan in Payne, Blakemore and Cummings Addition to East Nashville, Tennessee, of record in Book 57, page 70, said Register's Office.

SAID Lot No. 178 fronts 41.5 feet on the westerly side of South 13th Street, and runs back between lines, 150 feet to an alley, measuring 41.85 feet thereon.

Being the same property conveyed to William D. Crocker and wife, Shirley Jeanne Crocker by installment deed dated December 12th, 1962 from L.O. Hardaway and wife, Lucille Clark Hardaway of record in Book 3703, page 522, said Register's Office. The said William D. Crocker predeceased Shirley Jeanne Crocker on August 14, 1982. The said Shirley Jeanne Crocker having since died on March 23, 2009 vesting title by operation of law to William Michael Crocker, Rodger Dale Crocker, Terry Wayne Crocker and Louis Eugene Crocker. An Affidavit of Heirship reflecting the vesting title in the heirs is of record in Instrument No. 20090622005800 6, said Register's Office

This is the same legal description as in previous deed of record.

This is not the personal, marital or primary residence of Grantors, spouse and/or dependents.

This instrument is executed on behalf of Terry Wayne Crocker, Rodger Dale Crocker (aka Rodger D. Crocker) and Louis Eugene Crocker as Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No.: 20090622005800 7, said Register's Office.

This conveyance is subject to the following:

1. **2009 Taxes, a lien not yet due and payable and assumed by Grantee.**
2. **All matters appearing of record in Plat Book 57, page 70, said Register's Office.**

This is improved property commonly known as **808 S 13th Street, Nashville, TN 37206.**

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $25,000.00.

Affiant

Subscribed and sworn to before me this 19th day of June, 2009.

Notary public:
My commission expires: 01/22/2011

JUDY PAINTER-ROSE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires January 22, 2011

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, its successors and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this **19th** day of **June, 2009**.

William Michael Crocker

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **William Michael Crocker,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged **HE** executed the within instrument.

WITNESS my hand and official seal at Nolensville, Tennessee, this 19th day of June, 2009.
June, 2009

Notary Public
My commission expires: 01/22/2011

JUDY PAINTER-ROSE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires January 22, 2011

Terry Wayne Crocker
(Atty in Fact) by Michael Crocker

Terry Wayne Crocker by Michael Crocker, Attorney-in-Fact

Rodger Dale Crocker
(Atty in Fact) by Michael Crocker

Rodger Dale Crocker by Michael Crocker, Attorney-in-Fact

Louis Eugene Crocker
(Atty in Fact) by Michael Crocker

Louis Eugene Crocker by Michael Crocker, 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 **Michael Crocker**, with whom I am personally acquainted who acknowledged that **HE** executed the within instrument for the purpose of therein contained and who further acknowledged that **HE** is the **Attorney-in-Fact for Terry Wayne Crocker, Rodger Dale Crocker and Louis Eugene Crocker** and that **HE** is authorized by **THEM** to execute this instrument on **THEIR** behalf.

WITNESS my hand and official seal at Nolensville, Tennessee, this 19th day of June, 2009.

Notary Public

My Commission Expires: 01/22/2011

JUDY PAINTER-ROSE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 22, 2011