WARRANTY DEED

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires MAY 22, 2010

R-C21-09-0721

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00

Affiant

Subscribed and sworn to before me, this 3rd DAY OF February, 2010.

Notary Public

MY COMMISSION EXPIRES: 5/22/10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benjamin Hickok	B-new owner (NAME)	
721 Vail Court (ADDRESS)	(ADDRESS)	
Nashville, TN 37215 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	116-12-E-149.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we EDWARD KEITH POWELL AND WIFE, REBECCA W. POWELL, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BENJAMIN HICKOK AND WIFE, ANDREA HICKOK, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 6, GREYSTONE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 6200, PAGE 60, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO EDWARD KEITH POWELL AND WIFE, REBECCA W. POWELL BY WARRANTY DEED FROM ELLIS TERRY DALE, MARY ANN DALE RILEY AND JOSEPH TERRY DALE, CO-TRUSTEES OF THE VIRGINIA H. DALE FAMILY TRUST, RECORDED ON THE 26TH DAY OF OCTOBER, 2006 IN INSTRUMENT NO. 20061026-0132890, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2010 PROPERTY TAXES; B) INSTRUMENTS OF RECORD IN PLAT BOOK 6200, PAGE 60; BOOK 6300, PAGE 751; INST. NO. 20010808-0085078; AND BOOK 6314, PAGE 320; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 721 Vail Court, Nashville, Tennessee 37215
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20100007667 DEEDWARR
Recvd: 02/08/10 11:25 2 pgs
Fees:13.00 Taxes:1443.00
20100208-0009803

Witness my/our hand(s) this 3rd day of February, 2010.

Edward Keith Powell by John Gleaves as Attorney in Fact

Rebecca W. Powell by John Gleaves as Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 3rd day of February, 2010, before me personally appeared John Gleaves to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Edward Keith Powell and wife, Rebecca W. Powell and who acknowledged he/she/they executed the same as the free act and deed of the said Edward Keith Powell and wife, Rebecca W. Powell.

Witness my hand and official seal, this the 3rd day of February, 2010.

Notary Public

My Commission Expires: 05-10-12

KAZ SERMSAI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 10, 2012

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903