THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Administrator
Talbott Title & Escrow, LLC
2212 8th Ave South
Nashville, TN 37204
Telephone: 615-661-8099
File No. 10-2530

Property Address: 519 Southcrest Drive, Nashville, TN 37211

Davidson County DEEDWARR
Recvd: 03/01/10 11:21 3 pgs
Fees:18.00 Taxes:569.80
20100301-0015296

---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **William Chadwick Poff, married**, hereinafter referred to as "Grantor", has this day bargained and sold, and by these presents does hereby transfer and convey unto **Peter L. Erickson III, unmarried and Lindsey B. Walker, unmarried a tenants in common with rights of survivorship** hereinafter "Grantees", the following lands and property, together with all improvements located thereon, lying in the **City of Nashville, County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, Being Lot No. 82, on the Plan of Whispering Hills, Section 1, of record in Book 2331, pages 82, 83 & 84, Register's Office for said County to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to William Chadwick Poff by Warranty Deed from Linda. L. Bumpus, dated June 5, 2006, of record in Instrument Number 20060608-0068126, as amended by Scrivener's Affidavit of record in Instrument Number 20060719-0087230, said Register's Office for Davidson County, Tennessee.

Holly Poff, Spouse of William Chadwick Poff, has never claimed said property as personal residence and hereby waives all martial interest.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2010 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

Grantor does hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $154,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

WITNESS Grantor's hand this 26th day of February 2010.

William Chadwick Poff {Seal}

STATE OF TENNESSEE
CITY OF NASHVILLE, COUNTY OF DAVIDSON

On this the 26th day of February, 2010, before me the undersigned officer, personally appeared William Chadwick Poff, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and he acknowledged that he, executed ~~same as~~ his ~~free act and deed~~.

Notary Public

My Commission expires: 5/8/2012

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transaction is $154,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 26th DAY OF FEBRUARY, 2010.

Notary Public

MY COMMISSION EXPIRES: 9-18-2011

(AFFIX SEAL)

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

SEND TAX STATEMENTS TO:
Map/ Parcel: 147-15-165

SunTrust Mortgage, Inc.
401 Commerce Street, #6100
Nashville, TN 37219

NEW OWNER:
Peter L. Erickson, III
Lindsey B. Walker
519 Southcrest Drive
Nashville, TN 37211

I, Jeanne Burton Gregory, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Jeanne Burton Gregory who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 9-18-2011

Notary's Seal

