BILL GARRETT, Davidson County
Trans:T20100015741 DEEDWARRSP
Recvd: 03/17/10 15:51 5 pgs
Fees:28.00 Taxes:425.50
20100317-0020187

THIS INSTRUMENT PREPARED BY:
John M. Baird
WHITE & REASOR, PLC
One American Center, Suite 1100
3100 West End Avenue
Nashville, Tennessee 37203

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel No.:
Cason A. Dickinson 212 Kensington Park Drive Nashville, TN 37215	New Owner	094-13-0-068.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of TEN and NO/100 DOLLARS ($10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, David Bate Parsons, Trustee of the Robert L. Eatherly 2007 Trust, under Agreement dated November 15, 2007 (as to a ½ undivided interest), and David Bate Parsons, Trustee of the Frances B. Eatherly 2007 Trust, under Agreement dated November 15, 2007 (as to a ½ undivided interest) (collectively "Grantors"), have this day bargained and sold, and do hereby transfer and convey unto Cason A. Dickinson, a Tennessee resident ("Grantee"), his heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows:

Lots 22, 24, and 26, on the Plan of White and Rucker Subdivision of part of Lot No. 9 of the Lewis property, a shown on plat of record in Book 57, Page 129, in the Register's Office, Davidson County, Tennessee.

Said Lot Nos. 22, 24 and 26 front 50 feet each on the southerly side of Heathcote Avenue and run back between lines, 150 feet to an alley. Lot No. 26 runs back with the westerly margin of Rucker Avenue.

Being the same property conveyed to David Bate Parsons, Trustee of the Robert L. Eatherly 2007 Trust, under Agreement dated November 15, 2007 and David Bate Parsons, Trustee of the Frances B. Eatherly 2007 Trust, under Agreement dated November 15, 2007 by Quit Claim Deed of record in Instrument Nos. 20071119-0135243 and 20071119-0135244, in said Register's Office.

This is improved property known as 809 Heathcote Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his heirs and assigns, forever.

Grantors further covenant that they are seized and possessed of said real estate and have the right to convey it without the approval or joinder of any beneficiary, and bind themselves, their successors and assigns, to warrant and forever defend the title to said real estate to Grantee, his heirs and assigns, against the lawful claims of all persons claiming by, through or under Grantors, but not otherwise; provided, however, that this conveyance is subject to the following:

1. Taxes and assessments for the year 2010 and subsequent years, not yet due and payable.

2. Terms and conditions of that certain Lease as evidenced by Memorandum of Lease dated October 18, 1997 by and between Robert L. Eatherly and Frances B. Eatherly, husband and wife, Lessor, and Powertel/Memphis, Inc. Lessee, recorded February 17, 1998, and of record in Book 10795, Page 416; as assigned in Book 11519, Page 876; and as further assigned in Book 11519, Page 892, in Register's Office of Davidson County, Tennessee.

3. All matters shown on the Plat of record in Book 57, Page 129, Register's Office for Davidson County, Tennessee.

4. Rights of Dano Ramovich under that unrecorded Lease Agreement dated March 15, 2007, terminable upon 60 days written notice.

IN WITNESS WHEREOF, Grantors have executed this instrument on this the 15TH day of March, 2010.

"GRANTORS"

David Bate Parsons, Trustee of the
Robert L. Eatherly 2007 Trust, under
Agreement dated November 15, 2007

David Bate Parsons, Trustee of the
Frances B. Eatherly 2007 Trust, under
Agreement dated November 15, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared David Bate Parsons, Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged himself to be the Trustee for the Robert L. Eatherly 2007 Trust, under Agreement dated November 15, 2007, and that as such, he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at office this 15TH day of March, 2010.

Kenneth L Campbell
Notary Public

My Commission Expires:

January 9, 2012

KENNETH L. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared David Bate Parsons, Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged himself to be the Trustee for the Frances B. Eatherly 2007 Trust, under Agreement dated November 15, 2007, and that as such, he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at office this 15TH day of March, 2010.

Kenneth L Campbell
Notary Public

My Commission Expires:

January 9, 2012

KENNETH L. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is One Hundred Fifteen Thousand and No/100 Dollars ($115,000.00).

AFFIANT

SUBSCRIBED and sworn to before me, this 14th day of March, 2010.

Notary Public

My Commission Expires:

1/6/14

JOHN M. BAIRD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires 1-6-14

Exhibit "A"

Legal Description

Lots 22, 24, and 26, on the Plan of White and Rucker Subdivision of part of Lot No. 9 of the Lewis property, a shown on plat of record in Book 57, Page 129, in the Register's Office, Davidson County, Tennessee.

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