PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law

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Nashville, Tennessee 37205

Phone (615) 298-3312 - Fax 292-8746

BILL GARRETT, Davidson County

Trans:T20100039177 DEEDWARR

Recvd: 06/28/10 12:42 3 pgs

Fees:18.00 Taxes:1387.50

20100628-0050241

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref: DM Title No: 50506

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Marvin Porter Meadors, IV Graham Barton Meadors 141 Alton Road Nashville, Tennessee 37205	Pinnacle National Bank 150 3rd Ave. South Nashville, Tennessee 37201

TAX MAP-PARCEL NUMBERS: 13009003700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$375,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Miss Wentworth Caldwell , unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Marvin Porter Meadors, IV and spouse, Graham Barton Meadors** 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. 17 Block B on the 2nd Revised plan of Highlands of Belle Meade No. 2, Blocks A, B, C & D of record in Book 1130, page 62, Register's Office for said County.

Said Lot No. 17 fronts 100 feet on the southwesterly margin of Alton Road and extends back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Miss Wentworth Caldwell by warranty deed from Barry C. Maddux and spouse, David T. Maddux, dated Mar. 27, 2003 and recorded on Apr. 2, 2003 of record in Doc. No. 20030402-0043458, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2010, and subsequent years; The Plan, with Owner's Certificate, of record in Book 1130 Page 62, said Register's Office, which Plan shows a 50 foot minimum building setback line from Alton Road and a 10 foot easement for public utility purposes along the rear line of said lot.

This instrument is executed on behalf of Wentworth Caldwell by Janice M. Granbery pursuant to a Power of Attorney executed by her on the 16th day of June, 2010, of record in Instrument No. 20100628-0050240 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: 141 Alton Road, Nashville, Tennessee 37205

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 25th day of June, 2010 .

Wentworth Caldwell by
Janice M. Granbery Atty-In-Fact

Wentworth Caldwell By: Janice M. Granbery,
Atty-in-Fact

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: $375,000.00

Affiant

Sworn and subscribed before me this 25th day of June, 2010

Notary Public

My Commission Expires:

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires May 2, 2011

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 , **Janice M. Granbery** 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 **Wentworth Caldwell** , 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 25th day of June, 2010

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: My Commission Expires May 2, 2011

Notary Public

My Commission Expires:_____

EXHIBIT "A"
To
Warranty Deed

FROM: Miss Wentworth Caldwell , unmarried

TO: Marvin Porter Meadors, IV and spouse, Graham B. Meadors

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.

Janice M. Granbery

Janice M. Granbery, Affiant

Sworn to and subscribed before me this 25th day of June, 2010

Notary Public

My Commission Expires:_____

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires May 2, 2011