BILL GARRETT, Davidson County
Trans:T20110034547 DEEDWARR
Recvd: 06/09/11 11:23 8 pgs
Fees:43.00 Taxes:259.00

20110609-0044234

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00.

Mandy K. Gomez
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF June, 2011.

Allison Barnwell
NOTARY PUBLIC

My Commission Expires: _____

ALLISON BARNWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 9, 2012

THIS INSTRUMENT PREPARED BY:
R. Kirkland Moser, Attorney, 201 4th Avenue North, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Edward and Linda Escue 4253 Samoa Drive Hermitage, TN 37076	Edward and Linda Escue 4253 Samoa Drive Hermitage, TN 37076	085-07-0-107

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

BOBBIE JEFFERSON, BETTY WATERS, GINA PENIX, SANDRA STROMATT, RAY EATON, JR., RICHARD ANDERSON EATON, JOE EATON, ELIZABETH YERKEY AND DARRELL THOMPSON

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

EDWARD THOMAS ESCUE, SR. AND WIFE, LINDA EATON ESCUE

hereinafter called the GRANTEES, their 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 141, as shown on the map entitled Stanford County Club Estates, Section IV, of record as Plat Book 2900, pages 83 and 84, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to HERSHEL EATON and wife, EDNA B. EATON, by deed from JAMES A. BARNETT, JR. and wife, DONNA M. BARNETT, of record as Book 10055, page 369, corrected and re-recorded in Book 10095, page 281, dated May 17, 1996, said Register's Office. The said HERSHEL EATON having since died, leaving his wife, EDNA B. EATON, as surviving tenant by the entireties. The said EDNA B. EATON, a/k/a

EDNA MAE EATON having since died, leaving a Will which was filed in Davidson County Probate Court, Docket No. 08P129, Davidson County, Tennessee. Said will having devised the subject property to LINDA ESCUE, RAY H. EATON, CHARLES EDWARD EATON, BOBBIE JEFFERSON and BETTY WATERS. RAY H. EATON predeceased EDNA B. EATON a/k/a EDNA MAE EATON and having three children, GINA PENIX, SANDRA STROMATT and RAY EATON, JR. The said CHARLES EDWARD EATON having predeceased EDNA B. EATON a/k/a EDNA MAE EATON, and having three children, RICHARD ANDY EATON, JOE EATON and DONNA THOMPSON. The said DONNA THOMPSON having predeceased CHARLES EDWARD EATON and having two children, ELIZABETH YERKEY and DARRELL THOMPSON.

See attached Exhibit "A" (Power of Attorney for Darrell Thompson)

This improved property is known as 3115 Stafford Drive, Nashville, TN 37214.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with said GRANTEES 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, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, 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.

Witness our hands this 31 day of May, 2011.

Bobbie E. Jefferson
Bobbie Jefferson

Betty Waters by RAE
Betty Waters by Richard Anderson Eaton, her Attorney-in-Fact

Gina Penix by RAE
Gina Penix by Richard Anderson Eaton, her Attorney-in-Fact

Sandra Stromatt by RAE
Sandra Stromatt by Richard Anderson Eaton, her Attorney-in-Fact

Ray Eaton Jr. by RAE
Ray Eaton, Jr. by Richard Anderson Eaton, his Attorney-in-Fact

R.A.E.
Richard Anderson Eaton a/k/a Richard Andy Eaton

Joe Eaton, by Richard Anderson Eaton, his Attorney-in-Fact

Elizabeth Yerkey, by Richard Anderson Eaton, her Attorney-in-Fact

Darrell Thompson, by Richard Anderson Eaton, his Attorney-in-Fact

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Bobbie Jefferson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of May, 2011.

Tina M. Brookes
NOTARY PUBLIC

TINA M. BROOKES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 8/23/2011

My Commission Expires AUG. 23, 2011

State of Tennessee)
County of Davidson)

On this 1st day of June, 2011, before me personally appeared Richard Anderson Eaton, 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 Betty Waters, and who acknowledged that he executed the same as the free act and deed of Betty Waters.

Witness my hand and official seal at office, this 1st day of June, 2011.

Brandy K. Gomaz
NOTARY PUBLIC

BRANDY K. GOMAZ
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My commission expires:

My Commission Expires NOV 4, 2013

State of Tennessee)
County of Davidson)

On this 1st day of June, 2011, before me personally appeared Richard Anderson Eaton, 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 Gina Penix, and who acknowledged that he executed the same as the free act and deed of Gina Penix.

Witness my hand and official seal at office, this 1st day of June, 2011.

Brandy K. Gomaz
NOTARY PUBLIC

My commission expires:

BRANDY K. GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 4, 2013

State of Tennessee)
County of Davidson)

On this 1st day of June, 2011, before me personally appeared Richard Anderson Eaton, 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 Sandra Stromatt, and who acknowledged that he executed the same as the free act and deed of Sandra Stromatt.

Witness my hand and official seal at office, this 1st day of June, 2011.

Brandy K. Gomaz
NOTARY PUBLIC

My commission expires:

BRANDY K. GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 4, 2013

State of Tennessee)
County of Davidson)

On this 1st day of June, 2011, before me personally appeared Richard Anderson Eaton, 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 Ray Eaton, Jr., and who acknowledged that he executed the same as the free act and deed of Ray Eaton, Jr..

Witness my hand and official seal at office, this 1st day of June, 2011.

Brandy K. Gomaz
NOTARY PUBLIC

My commission expires:

BRANDY K. GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 4, 2013

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Richard Anderson Eaton, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 1st day of June, 2011.

Brandy K. Gomaz
NOTARY PUBLIC

BRANDY K. GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV 4, 2013

My commission expires: _____

State of Tennessee)
County of Davidson)

On this 1st day of June, 2011, before me personally appeared Richard Anderson Eaton, 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 Joe Eaton, and who acknowledged that he executed the same as the free act and deed of Joe Eaton.

Brandy K. Gomaz
NOTARY PUBLIC

BRANDY K. GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV 4, 2013

My Commission Expires: _____

State of Tennessee)
County of Davidson)

On this 1st day of June, 2011, before me personally appeared Richard Anderson Eaton, 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 Elizabeth Yerkey, and who acknowledged that he executed the same as the free act and deed of Elizabeth Yerkey.

Brandy K. Gomaz
NOTARY PUBLIC

BRANDY K. GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV 4, 2013

My Commission Expires: _____

State of Tennessee)
County of Davidson)

On this 1st day of June, 2011, before me personally appeared Richard Anderson Eaton, 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 Darrell Thompson, and who acknowledged that he executed the same as the free act and deed of Darrell Thompson.

Brandy K. Gomaz
NOTARY PUBLIC

My Commission Expires: _____

BRANDY K. GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV 4, 2013

LIMITED POWER OF ATTORNEY

STATE OF NEVADA)
)
COUNTY OF CLARK)

KNOW ALL MEN BY THESE PRESENTS that **I, DARRELL THOMPSON**, a legal resident of Las Vegas, CLARK County, Nevada, being of legal age and capacity, hereby revoke any and all General and Durable Powers of Attorney heretofore executed or made by me; and desiring to execute a new General and Durable Power of Attorney, have made, constituted and appointed, and by these presents do make, constitute and appoint **RICHARD ANDERSON EATON,** a resident of Pegram, Cheatham County, Tennessee, as my Attorney-In-Fact for me, in my name, place and stead to do and perform all acts, deeds, matters and things whatsoever concerning my property and personal affairs necessary and advisable in the judgment of my said Attorney-In-Fact, as fully and effectually to all intents and purposes as I could do if personally present and acting, including each and every one of the following matters:

REAL PROPERTY TRANSACTIONS:

To execute any closing documents for the sale of the real property located at 3115 Stafford Avenue, Nashville, Davidson County, Tennessee, Map & Parcel No. 08507010700.

Durable Provision: "This Power of Attorney shall not be affected by subsequent disability or incapacity of the principal". The intent of the principal is to confer authority and such shall be exercisable, notwithstanding the principal's subsequent disability or incapacity pursuant to **TENN. CODE ANN. § 34-6-101 et seq., Uniform Durable Power of Attorney Act.**; and

I grant to my attorney in fact full power and authority to perform every act and thing necessary to be done in the exercise of any of the rights and powers granted in this instrument as fully as I could do if personally present, with full power of substitution or revocation, and I ratify and confirm all that my attorney in fact, or her substitute or substitutes, shall lawfully do or cause to be done by virtue of this power of attorney and the rights and powers granted in this instrument.

This instrument is to be construed and interpreted as a power of attorney. The enumeration of specific items, acts, rights, or powers does not limit or restrict, and is not to be construed or interpreted as limiting or restricting the general powers granted to my attorney in fact.

The rights, powers, and authority of my attorney in fact to exercise any and all of the rights and powers granted in this instrument shall commence and be in full force and effect upon signing and dating of same, and such rights, powers, and authority shall remain in full force and effect thereafter until such time as I revoke this Power of Attorney.

IN WITNESS WHEREOF, I have hereunto set my hand this the 7th day of June, 2010.

DARRELL THOMPSON

Personally appeared before me, the undersigned, a Notary Public in and for said State, the within named **DARRELL THOMPSON**, with whom I am personally acquainted and who appears to be of sound mind and under no duress, fraud, or undue influence, and acknowledged that he executed the within instrument, General Power of Attorney, for the purposes contained therein.

Witness my hand and seal at Las Vegas, Clark County, Nevada on this the 7 day of June, 2010.

Seal

VENUS L. GIFFORD
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 5-06-14
Certificate No: 08-75559-1

NOTARY PUBLIC AT LARGE

My Commission Expires: 5-6-2014