BILL GARRETT, Davidson County
Trans:T20110051766 DEEDQC
Recvd: 08/23/11 09:34 7 pgs
Fees:37.00 Taxes:0.00
20110823-0065019

This Instrument Prepared By:
INGRAHAM, PAUTIENUS & TIDWELL, PLLC, 216 Centerview Drive, Suite 317, Brentwood, TN 37027

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property

Address New Owner:	***Send Tax Bills To:***	***Map-Parcel***
WANDA A. TEMPLETON 636 GEN. GEORGE PATTION ROAD NASHVILLE, TN 37221	SAME	MAP: 142-09-0-F PARCEL: 636.00 CO

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE ($0). (Exempt pursuant to T.C.A. §67-4-409(4)).

AFFIANT

Sworn to and subscribed before me this 19 day of August, 2011.

Ashley B Lawson
Notary Public

My Commission Expires: February 19, 2013

ASHLEY B. LAWSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES FEBRUARY 19, 2013

QUITCLAIM DEED

For and in consideration of $1, and other good and valuable consideration, I, EVERETT E. TEMPLETON, by and through my Attorney-in-Fact, TIMOTHY N. TEMPLETON (Copy of Durable Power of Attorney attached) for the express purpose of conveying all of my right, title and interest in the following property, do hereby quitclaim and convey unto my wife, WANDA A. TEMPLETON, all of my right, title and interest in and to the following described real estate in Davidson County, Tennessee:

> Unit No. 636, together with the Carport designated No. 636-C, in River Plantation, Section VIII, Phase II, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, General George Patton Road and Old Harding Pike, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section VIII, Phase II, Condominium Apartments, recorded in Book 6900, pages 514, 515, 516, and 517, as amended in Book 6900, page 654, et seq. Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 7417, pages 396, et seq, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants or River Plantation, Section VIII, Phase II, Condominium Apartments, contained in the Master

Deed and By-Laws appended thereto, recorded in Book 7417, pages 396-438, Register's Office for Davidson County, Tennessee are incorporated in this deed by reference and made a part hereof the same as though copied herein. This conveyance is also subject to the Covenants, Conditions, and Restrictions for the River Plantation Sections 8-11 Umbrella Association, Inc. of record in Book 7389, page 924, Register's Office for said county.

Being the same property conveyed by Haury and Smith Contractors, Inc. to Everett E. Templeton and wife, Wanda A. Templeton, by deed of record in Book 8130, Page 755, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all lawful easements, restrictions and covenants of record applying to the within described property and to the set back line shown on the plat.

This property is known as 636 General George Patton Road, Nashville, TN 37221

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on the 19 of August, 2011.

Everett E. Templeton, by his attorney-in-fact Timothy N. Templeton

EVERETT E. TEMPLETON, by his Attorney-in-Fact,
TIMOTHY N. TEMPLETON

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named TIMOTHY N. TEMPLETON in his capacity as Attorney-in-Fact for EVERETT E. TEMPLETON, with whom I am personally acquainted, who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this 19th day of August, 2011.

Ashley B. Lawson
NOTARY PUBLIC

My Commission Expires: February 19, 2013

ASHLEY B. LAWSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES FEBRUARY 19, 2013

DURABLE AND GENERAL POWER OF ATTORNEY

KNOW ALL MEN by these presents, that I:

Everett Edward Templeton
Principal

636 General George Patton Road
Street Address

Nashville, TN 37221
City State Zip Code

(615) 646-3994
Telephone Number

do hereby make, constitute and appoint:

Timothy Neal Templeton
Attorney in Fact

1008 Hammack Court
Street Address

Antioch, TN 37214
City State Zip Code

(615) 889-0674
Telephone Number

as my attorney in fact pursuant to the Uniform Durable Power of Attorney Act at *Tennessee Code Annotated* § 34-6-101. I further designate that this power of attorney shall not be affected by the subsequent disability or incapacity of the principal but shall remain in effect pursuant to *Tennessee Code Annotated* § 34-6-105.

I hereby incorporate the language contained at *Tennessee Code Annotated* § 34-6-109 enumerating the powers to be vested in the attorney in fact designated in this instrument and those provisions shall control as though such language is set forth verbatim in this instrument.

Without limiting those powers designated at *Tennessee Code Annotated* § 34-6-109, I grant the following specific powers to my attorney in fact:

1) Generally to do, sign or perform in the principal's name, place and stead any act, deed, matter or thing whatsoever, that ought to be done, signed or performed, or that, in the opinion of the attorney in fact, ought to be done, signed or performed in and about the premises, of every nature and kind whatsoever, to all intents and purposes whatsoever, as fully and effectually as the principal could do if personally present and acting. The enumeration of specific powers hereunder shall not in any way limit the general powers conferred herein;

2) Receive from or disburse to any source whatever moneys through checking or savings or other accounts or otherwise, endorse, sign and issue checks, withdrawal receipts or any other instrument, and open or close any accounts in the principal's name alone or jointly with any other person;

3) Buy, sell, lease, alter, maintain, pledge or in any way deal with real and personal property and sign each instrument necessary or advisable to complete any real or personal property transaction, including, but not limited to, deeds, deeds of trust, closing statements, options, notes and bills of sale;

4) Make, sign and file each income, gift, property or any other tax return or declaration required by the United States or any state, county, municipality or other legally constituted authority;

5) Acquire, maintain, cancel or in any manner deal with any policy of life, accident, disability, hospitalization, medical or casualty insurance, and prosecute each claim for benefits due under any policy;

6) Provide for the support and protection of the principal, or of such principal's spouse, or of any minor child of the principal or of such principal's spouse dependent upon the principal, including, without limitation, provision for food, lodging, housing, medical services, recreation and travel;

7) Have free and private access to any safe deposit box in the principal's individual name, alone or with others, in any bank, including authority to have it drilled, with full right to deposit and withdraw therefrom or to give full discharge therefor;

8) Receive and give receipt for any money or other obligation due or to become due to the principal from the United States, or any agency or subdivision thereof, and to act as representative payee for any payment to which the principal may be entitled, and effect redemption of any bond or other security wherein the United States, or any agency or subdivision thereof, is the obligor or payor, and give full discharge therefor;

9) Contract for or employ agents, accountants, advisors, attorneys and others for services in connection with the performance by the principal's attorney in fact of any powers herein;

10) Buy United States government bonds redeemable at par in payment of any United States estate taxes imposed at principal's death;

11) Borrow money for any of the purposes described herein, and secure such borrowings in such manner as the principal's attorney in fact shall deem appropriate, and use any credit card held in the principal's name for any of the purposes described herein;

12) Establish, utilize and terminate checking and savings accounts, money market accounts and agency accounts with financial institutions of all kinds, including securities brokers and corporate fiduciaries;

13) Invest or reinvest each item of money or other property and lend money or property upon such terms and conditions and with such security as the principal's attorney in fact may deem appropriate, or renew, extend or modify loans, all in accordance with the fiduciary standards of *Tennessee Code Annotated* § 35-3-117;

14) Engage in and transact any and all lawful business of whatever nature or kind for the principal and in the principal's name, whether as partner, joint adventurer, stockholder, or in any other manner or form; and vote any stock or enter voting trusts;

15) Pay dues to any club or organization to which the principal belongs, and make charitable contributions in fulfillment of any charitable pledge made by the principal;

16) Create a revocable living trust for the principal and transfer any property owned by the principal to any revocable trust created by the principal, or for the principal, with provisions for the principal's care and support;

17) Sue, defend or compromise suits and legal actions, and employ counsel in connection with the same, including the power to seek a declaratory judgment interpreting this power of attorney, or a mandatory injunction requiring compliance with the instructions of the principal's attorney in fact, or actual and punitive damages against any person failing or refusing to follow the instructions of the principal's attorney in fact;

18) Reimburse the attorney in fact or others for all reasonable costs and expenses actually incurred and paid by such person on behalf of the principal;

19) Create, contribute to, borrow from and otherwise deal with an employee benefit plan or individual retirement account for the principal's benefit, select any payment option under any employee benefit plan or individual retirement account in which the principal is a participant or change options the principal has selected, make "roll-overs" of plan benefits into other retirement plans, and apply for and receive payments and benefits;

20) Execute other power of attorney forms on behalf of the principal which may be required by the Internal Revenue Service, financial or brokerage institutions, or others naming the attorney in fact hereunder as attorney in fact for the principal on such additional forms;

21) Request, receive and review any information, verbal or written, regarding the principal's personal affairs or the principal's physical or mental health, including legal, medical and hospital records, execute any releases or other documents that may be required in order to obtain such information, and disclose such information to such persons, organizations, forms or corporations as the principal's attorney in fact shall deem appropriate; and

22) Make advance arrangements for the principal's funeral and burial, including the purchase of a burial plot and marker, if the principal has not already done so.

This power of attorney shall remain in effect until revoked in writing by the undersigned or the death of the undersigned.

Witness my hand this the 26th day of JUNE, 2008.

Everett Edward Templeton

Everett Edward Templeton, Principal

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, in and for said County and State, Everett Edward Templeton, with whom I am personally acquainted and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal this the 26 day of June, 2008.

NOTARY PUBLIC

My Commission Expires:
7-25-09

MICHAEL M. CASTELLARIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

This instrument was prepared by:

Michael M. Castellarin, Esq.
Moody, Whitfield & Castellarin
95 White Bridge Road, Suite 509
Nashville, TN 37205
(615) 356-8130