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PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref:(_____) Title No: 51636
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Robert S.. Beech Tami A. Boschee 5734 Knob Road Nashville, Tennessee 37209	Avenue Bank 1111 19th Ave. S. Ste 200 Nashville TN 37203

TAX MAP-PARCEL NUMBERS: 10305000700

BILL GARRETT, Davidson County
Trans:T20120081449 DEEDWARR
Recvd: 10/26/12 10:42 3 pgs
Fees:18.00 Taxes:1110.00
20121026-0098286

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$300,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James Edward Dickerson, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Robert S. Beech and wife, Tami A. Boschee**, 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. 59 on the Plan of Hillwood Park of record in Book 3300, pages 27 and 28, Register's Office for said County, to which Plan reference is made for a complete description.

Being the same property conveyed to James Edward Dickerson and wife, Jennifer Earline Dickerson, by Warranty Deed from Harold L. Fleshood and Virginia M. Fleshood, as tenants in common, dated October 5, 1992 and recorded on October 6, 1992, of record in Book 8749, page 586, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated October 22, 1999, recorded on November 1, 1999, of record in Book 11724, page 288, said Register's Office, Jennifer Earline Dickerson, a single person, conveyed her interest in subject property to James Edward Dickerson, a single person.

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

This conveyance is subject to: Taxes for 2013, and subsequent years; The Plan, with Owner's Certificate, of record in Book 3300, pages 27 and 28, said Register's Office, which Plan shows a 125foot minimum building setback line from Knob Road, 2.5 by 25 foot utility anchor easements located on both front corners of said lot, and a 10 foot easement for public utility purposes along the rear line(s).

Geraldine Dickerson, spouse of James Edward Dickerson, joins in execution of this conveyance individually solely to convey any marital interest she may have in the subject property.

This instrument is executed on behalf of James Edward Dickerson by Geraldine Dickerson as Attorney in Fact pursuant to a Power of Attorney of record as Doc. No. 20121005-0091477 The affidavit of said Attorney in Fact is attached as "Exhibit B" to this instrument and incorporated herein by reference.

This is improved property, known as: 5734 Knob Road, Nashville, Tennessee 37209

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 16th day of October, 2012.

James Edward Dickerson
James Edward Dickerson , by: Geraldine Dickerson, Atty-in-Fact
by Geraldine Dickerson
attorney in fact

Geraldine Dickerson
Geraldine Dickerson

State of TENNESSEE

County of DAVIDSON

On this 16th day of October, 2012 , before me the undersigned authority, personally appeared Geraldine Dickerson, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

Diane K. Mann
Notary

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-11-2013

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 $300,000.00

Affiant

Sworn and subscribed before me this the 17th day of October, 2012

Notary Public

My Commission Expires: 11/3/15

PATRICE J. GALAWAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

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 , **Geraldine Dickerson** 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 **James Edward Dickerson**, 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 16th day of October, 2012

Notary Public

My Commission Expires:_____

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-11-2013

EXHIBIT "B"
To
Warranty Deed

FROM: James Edward Dickerson, married

TO: R. S. Beech and wife, Tami H. Boshee

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.

Geraldine Dickerson

Geraldine Dickerson, Affiant

Sworn to and subscribed before me this

16th day of October, 2012

Notary Public

My Commission Expires:_____

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-11-2013