(8)(4)

WARRANTY DEED

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-27-2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $105,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 31ST DAY OF JANUARY, 2013.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 13-05015 BOWERS CD

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Carol Lynne Bowers and Jeff Livingston	same	083-06-0 194.00
210 Scott Ave		
Nashville, TN 37206		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

CAROL FAYE THOMPSON, RICHARD THOMAS TAYLOR, JEFFREY M. TAYLOR, DUSTIN S. TAYLOR, JEREMY TAYLOR AND SCOTT T. TAYLOR

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

CAROL LYNNE BOWERS AND JEFF LIVINGSTON

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 210 Scott Ave, Nashville, TN 37206

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(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and/or 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 hand on the 31st day of January, 2013.

Carol Faye Thompson

Richard Thomas Taylor by Carol Faye Thompson, attorney-in-fact
* As evidenced by the Durable Unlimited Power of Attorney attached hereto as EXHIBIT "B".

Jeffrey M. Taylor

Dustin S. Taylor

Jeremy Taylor

Scott T. Taylor

BILL GARRETT, Davidson County
Trans:T20130013100 DEEDWARR
Recvd: 02/15/13 11:02 5 pgs
Fees:28.00 Taxes:388.50
20130215-0015668

STATE OF TENNESSEE
COUNTY OF Davidson

On the 31st day of January, 2013, before me personally appeared Carol Faye Thompson 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 Richard Thomas Taylor and acknowledged that she executed the same as the free act and deed of said Richard Thomas Taylor.

Witness my hand and official seal at Nashville, Tennessee

Notary Public Cheri A. Schaetz Cheri A Schaetz
My Commission Expires: November 05, 2014

CHERI A. SCHAETZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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, Carol Faye Thompson, Jeffrey M. Taylor, Dustin S. Taylor, Jeremy Taylor, and Scott T. Taylor, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of January, 2013.

Notary Public Cheri A. Schaetz Cheri A Schaetz
My Commission Expires: November 05, 2014

CHERI A. SCHAETZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Exhibit B

Durable Unlimited Power of Attorney

Effective Immediately

Notice to Adult Signing this Document: This is an important document. Before signing this document, you should know these important facts. By signing this document, you are not giving up any powers or rights to control your finances and property yourself. In addition to your own powers and rights, you are giving another person, your attorney-in-fact, broad powers to handle your finances and property, which may include powers to encumber, sell or otherwise dispose of any real or personal property without advance notice to you or approval by you. THE POWERS GRANTED UNDER THIS DOCUMENT ARE EFFECTIVE IMMEDIATELY AND WILL REMAIN IN EFFECT IF YOU BECOME DISABLED OR INCAPACITATED. This document does not authorize anyone to make medical or other health care decisions for you. If you own complex or special assets such as a business, or if there is anything about this form that you do not understand, you should ask a lawyer to explain this form to you before you sign it. If you wish to change your durable unlimited power of attorney, you must complete a new document and revoke this one. You have the right to revoke the designation of the attorney-in-fact and the right to revoke this entire document at any time and in any manner. You may revoke this document at any time by destroying it, by directing another person to destroy it in your presence or by signing a written and dated statement expressing your intent to revoke this document. If you revoke this document, you should notify your attorney-in-fact and any other person to whom you have given a copy of the form. You also should notify all parties having custody of your assets. These parties have no responsibility to you unless you actually notify them of the revocation. If your attorney-in-fact is your spouse and your marriage is annulled, or you are divorced after signing this document, this document may become invalid. Since some third parties or some transactions may not permit use of this document, it is advisable to check in advance, if possible, for any special requirements that may be imposed. You should sign this form only if the attorney-in-fact you name is reliable, trustworthy and competent to manage your affairs. Generally, you may designate any competent adult as the attorney-in-fact under this document.

I, Richard Taylor, of 516 CHERRY BLOSSOM WAY,
City of LEBANON, State of TENNESSEE, as Principal,
do appoint CAROL THOMPSON, of 516 CHERRY BLOSSOM WAY,
City of LEBANON, State of TENNESSEE, as my
attorney-in-fact to act in my name, place and stead in any way which I myself could do, if I were personally present, with respect to all the following matters to the extent that I am permitted by law to act through an agent:

I grant my attorney-in-fact the maximum power under law to perform any act on my behalf that I could do personally, including but not limited to, all acts relating to any and all of my financial transactions and/or business affairs including all banking and financial institution transactions, all real estate or personal property transactions, all insurance or annuity transactions, all claims and litigation, and any and all business transactions.

This power of attorney shall become effective immediately and shall remain in full effect upon my disability or incapacitation. This power of attorney grants no power or authority regarding healthcare decisions to my designated attorney-in-fact.

If the attorney-in-fact named above is unable or unwilling to serve, then I appoint
—, of —,
City of —, State of —, to be my
successor attorney-in-fact for all purposes hereunder.

Notary Acknowledgment

State of TN County of Wilson

Subcribed, sworn to and acknowledged before me by Carol, the Principal,

and subscribed and sworn to before me by Richard, witness, this 17th

day of Sept.

Notary Signature

Notary Public,

In and for the County of Wilson

State of TN

My commission expires: July 19th 2016 Seal

AUSTIN DEAN WINSKI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Acknowledgment and Acceptance of Appointment as Attorney-in-Fact

I, Carol F. Thompson have read the attached power of attorney and am the person identified as the attorney-in-fact for the principal. I hereby acknowledge that I accept my appointment as Attorney-in-Fact and that when I act as agent I shall exercise the powers for the benefit of the principal; I shall keep the assets of the principal separate from my assets; I shall exercise reasonable caution and prudence; and I shall keep a full and accurate record of all actions, receipts and disbursements on behalf of the principal.

Carol F. Thompson 4/17/2012

Signature of Attorney-in-Fact Date

Acknowledgment and Acceptance of Appointment as Successor Attorney-in-Fact

I, _____ have read the attached power of attorney and am the person identified as the successor attorney-in-fact for the principal. I hereby acknowledge that I accept my appointment as Successor Attorney-in-Fact and that, in the absence of a specific provision to the contrary in the power of attorney, when I act as agent I shall exercise the powers for the benefit of the principal; I shall keep the assets of the principal separate from my assets; I shall exercise reasonable caution and prudence; and I shall keep a full and accurate record of all actions, receipts and disbursements on behalf of the principal.

_____ _____

Signature of Successor Attorney-in-Fact Date

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being the Southerly 50 feet of Lot 1, FIRST SUBDIVISION OF BROWNSVILLE, as shown on plat of record in Plat Book 21, Page 112, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Joseph M. Taylor* and wife, Iris Faye Taylor* by Warranty Deed from Ethel Mai Henderson, recorded on the 15th day of January, 1962 in Deed Book 3338, Page 33, in the Register's Office for Davidson County, Tennessee.

*Joseph M. Taylor predeceased Iris Faye Taylor. Iris Faye Taylor died without a will and was survived by two children, Carol Faye Thompson and Richard Thomas. Iris Faye Taylor had two other children who predeceased her, James Wallace Taylor and Joseph Michael Taylor. James Wallace Taylor died without a will and was survived by his son, Scott T. Taylor. Joseph Michael Taylor died without a will and was survived by his three children, Jeffrey M. Taylor, Dustin S. Taylor and Jeremy Taylor.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FIRST SUBDIVISION OF BROWNSVILLE, as recorded in Plat Book 21, Page(s) 112, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).