STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $35,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th DAY OF February, 2013.

Notary Public
MY COMMISSION EXPIRES: 4-23-14
File No. G13-6009D

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

BILL GARRETT, Davidson County
Trans:T20130014507 DEEDWARR
Recvd: 02/21/13 09:58 2 pgs
Fees:13.00 Taxes:129.50
20130221-0017357

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Henry Ford Keller, Jr. (NAME)	New Owner ~~Joe Crockett~~ (NAME)	52-1-12
337 Harris Street (STREET ADDRESS)	(STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Helen W. McCormick, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Henry Ford Keller, Jr.**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 17 on the plan of Block "C", Crittenden Estates as shown by plat of record in Plat Book 974, Page 69, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Henry McCormick and wife, Helen W. McCormick from Annie G. Cook, widow of A.A. Cook, John Allen Cook (only living child of A.A. Cook and Annie Cook) et ux Virginia Cook, Baxter Cook, Wayne Hammock, Jane Hammock, David Hammock and Elizabeth Ann Graybill, grandchildren of A.A. Cook (deceased), et ux, Annie G. Cook and only living heirs at law of Mrs. Dewey Hammock, deceased, the only other heir of A.A. Cook, deceased, and Annie G. Cook , by Deed dated August 28, 1964, in the Register's Office for Davidson County, Tennessee. Henry McCormick having since died February 10, 1981, leaving said property vested in Helen W. McCormick as the surviving tenant by the entirety.

Helen W. McCormick and Helen McCormick is one and the same person.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 974, page 69, Register's Office for Davidson County, Tennessee.

The 2012 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.
The signature of Helen W. McCormick is signed by his/her duly appointed Attorney-in-fact Clinton O. Gentry, pursuant to the Power of Attorney recorded in Instrment #20060523-0060592, said Register's Office.

This is improved property, known as 337 Harris Street, Madison, TN 37115.

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, and we do covenant with the 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, 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 my/our hand(s) this 15th day of February, 2013.

HELEN W. MCCORMICK

By: *Helen W McCormick by Clinton O Gentry Attorney-in-Fact
Clinton O. Gentry, Attorney-in-Fact

February 15, 2013
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Clinton O. Gentry, Attorney-in-Fact for Helen W. McCormick, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Attorney-in-Fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 15th day of February, 2013.

My Commission Expires: 3/31/14

Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066