MAXIMUM PRINCIPAL INDEBTEDNESS FOR
TENNESSEE RECORDING TAX PURPOSES
IS $130,000.00.

BILL GARRETT, Davidson County
Trans:T20130043609 DEEDWARR
Recvd: 05/24/13 09:47 10 pgs
Fees:53.00 Taxes:481.00
20130524-0052674

THIS INSTRUMENT PREPARED BY:
DAVID KENNEDY, JR.
ATTORNEY AT LAW
3052 Lebanon Road
Nashville, TN 37214
(from information furnished by the parties)

ADDRESS NEW OWNER:
JOHN A. McCORMICK, et ux
94 Vaden Drive
Nashville, TN 37211

SEND TAX BILLS:
SAME

MORTGAGEE:
NONE

MAP AND PARCEL:
13304002500

WARRANTY DEED

FOR AN IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **MAMIE RUTH McCORMICK (by John A. McCormick, Attorney-in-Fact),** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **JOHN A. McCORMICK and wife, DIANE B. McCORMICK**, hereinafter called the Grantees, their heirs, successors and assigns, all of my right, title, and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 220, Section 2, on the Plan of Glencoe Acres, of record in Book 1835, Pages 136, 137, and 138, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Said Lot No. 220 fronts 85 feet on the northerly side of Vaden Drive and runs back 190 feet on the westerly side and 195 feet on the easterly side to a dead line in the rear and measuring 122.8 feet on said dead line.

Being the same property conveyed to Joseph McCormick and wife, Mamie Ruth McCormick by Warranty Deed dated August 4, 1977, from Alvin E. Newman and wife, Betty P. Newman, of record in Deed Book 5180, Page 277, Register's Office for Davidson County, Tennessee. The said Joseph McCormick became deceased on December 20,1999, and the real property described herein passed by operation of law to his surviving spouse, Mamie Ruth McCormick.

This conveyance is made subject to any and all restrictions, setback lines, easements, and right-of-ways of record in the Register's Office for Davidson County, Tennessee.

This is improved real property located at and known as 94 Vaden Drive, Nashville, Davidson County, Tennessee, 37211.

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 I, the Grantor, do covenant to the said Grantees that I am 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 I do further covenant and bind myself, my 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. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this the 21st day of May, 2013.

Mamie Ruth McCormick by John A McCormick POA

MAMIE RUTH McCORMICK
(By: John A. McCormick, Attorney-in-Fact, pursuant to Power of Attorney dated January 25, 2011, ATTACHED)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before, me the undersigned Notary Public in and for said County and State, the within named MAMIE RUTH McCORMICK (by John A. McCormick, Attorney-in-Fact), the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 21st day of May, 2013.

Julie O. Grubbs

NOTARY PUBLIC

JULIE O. GRUBBS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 3/3/2014

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $130,000.00.

John A McCormick

AFFIANT

Subscribed and sworn to before me this 21st day of May, 2013.

Julie O. Grubbs

NOTARY PUBLIC

JULIE O. GRUBBS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 3/3/2014

COPY

GENERAL AND DURABLE POWER OF ATTORNEY
AND
POWER OF ATTORNEY FOR HEALTH AND MEDICAL CARE

KNOW ALL MEN BY THESE PRESENTS that I, **MAMIE R. McCORMICK**, a resident of Windlands South, Apt. #816, 3800 Sam Boney Drive, Nashville, Davidson County, Tennessee, 37211, being of legal age and capacity, and desiring to execute a General and Durable Power of Attorney and Power of Attorney for Health and Medical Care, have made, constituted and appointed, and by these presents do make, constitute and appoint my son, JOHN A. McCORMICK, a resident of 5865 Pettus Road, Anitoch, Tennessee, 37013, as my Attorney-in-Fact (or, if John A. McCormick predeceases me, or he fails to serve due to adjudicated incapacitation, or he declines to serve and signifies same in writing; then, I constitute and appoint my grandson, WILLIAM A. McCORMICK, a resident of 1120 Skyline Drive, Unit #3, Johnson City, Tennessee, 37604, to serve as Alternate Attorney-in-Fact) pursuant to Tennessee Code Annotated Section 34-6-101, et seq, and Tennessee Code Annotated Section 34-6-201, et seq, for me and in my name, place and stead to do and perform all acts, deeds, matters and things whatsoever concerning my property and personal affairs as well as my medical, dental and/or other health care needs (including the procurement and acquisition for me of any emergency, surgical or outpatient hospital treatment) 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:

1. REAL PROPERTY TRANSACTIONS:

(a) To buy, contract to buy, mortgage, encumber, exchange, receive, lease or rent for any term, accept, or otherwise acquire real estate or any options thereon or interests therein, including any and all rights for the development of oil, gas or other mineral deposits, wherever situated, on such terms, conditions and considerations as my Attorney-In-Fact shall deem proper, in my name, or jointly in my name and that of any other party or parties, including my Attorney-In-Fact; and to execute such deeds, deeds of trust, notes, RESPA forms, or other closing documents as my Attorney-In-Fact may deem necessary or appropriate;

(b) to sell, contract to sell, mortgage, encumber, exchange, lease or rent for any term, grant options to purchase or otherwise dispose of any or all real estate in which I now have or may hereafter acquire any right, title or interest, other mineral deposits, whether such real estate be homestead or non-homestead, or whether such real estate be owned as community property, in joint tenancy, tenancy by the entireties, tenancy in common or in any other manner or capacity, and in my name or jointly with any other party or parties, including

my Attorney-In-Fact, on such terms, conditions and considerations as my Attorney-In-Fact shall deem proper; to sign, seal, execute, acknowledge and deliver any and all instruments in writing of any kind and nature, as may be necessary or convenient, containing such terms and conditions, and such warranties and covenants, if any, as my said Attorney-In-Fact shall deem advisable, and further to waive, release, relinquish and convey any homestead estates, rights under homestead exemption laws, dower or curtesy estates, statutory or other redemption rights, and all rights or interests to which I may at any time be entitled;

(c) to manage, utilize conserve, demolish, repair, rebuild, alter or improve any real estate or structure thereon, owned or claimed to be owned by me in whole or in part, and to protect the same by action, proceedings otherwise, including, but not limited to, the recovery of possession thereof and the removal of tenants or other persons, animals or objects therefrom.

2. BUSINESS AND PERSONAL TRANSACTIONS: I hereby vest my Attorney-In-Fact with all of the powers available to an Attorney-In-Fact as provided by Tennessee Code Annotated 34-6-109, without the necessity of procuring any judicial authorization therefore, or approval thereof, to be applied with my Attorney-In-Fact's best judgment and discretion on my behalf, including but not necessarily limited to the following powers:

(a) Generally to do, sign or perform in my 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 I would do if personally present and acting. The enumeration of specific powers hereunder shall not in any way limit the general powers conferred herein;

(b) Receive from or disburse to any source whatever monies 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 my name alone or jointly with any other person;

(c) 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;

(d) 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;

(e) 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;

(f) Provide for my support and protection, including, without limitation, provision for food, lodging, housing, medical services, recreation and travel;

(g) Have free and private access to any safe deposit box in my individual name, alone or with others, in any bank, including authority to have it drilled, with full right to deposit and withdraw therefore or to give full discharge therefore;

(h) Receive and give receipt for any money or other obligation due or to become due to me from the United States, or any agency or subdivision thereof, and to act as representative payee for any payment to which I 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 therefore;

(i) Contract for or employ agents, accountants, advisors, attorneys and others for services in connection with the performance by my Attorney-In-Fact of any powers herein;

(j) Buy United States Government Bonds redeemable at par in payment of any United States Estate Taxes imposed at my death;

(k) Borrow money for any of the purposes described herein, and secure such borrowings in such manner as my Attorney-In-Fact shall deem appropriate, and use any credit card held in my name for any of the purposes described herein;

(l) 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;

(m) 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 my Attorney-In-Fact may deem appropriate, or renew, extend, or modify loans, all in accordance with the fiduciary standards of T.C.A. Section 35-3-117;

(n) Engage in and transact any and all lawful business of whatever nature or kind for me and in my name, whether as partner, joint adventurer, stockholder, or in any other manner or form, and vote any stock or enter voting trusts;

(o) Pay dues to any club or organization to which I belong, and make charitable contributions in fulfillment of any charitable pledge made by me;

(p) Transfer any property owned by me to any revocable trust created by me with provisions for my care and support;

(q) Sue, defend or compromise suits and legal actions, and employ counsel in connection with the same, including the power to seek a declaratory judgement interpreting this Power of Attorney, or a mandatory injunction requiring compliance with the instructions of my Attorney-In-Fact, or actual and punitive damages against any person failing or refusing to follow the instructions of my Attorney-In-Fact.

(r) Reimburse the Attorney-In-Fact or others for all reasonable costs and expenses actually incurred and paid by such person on my behalf;

(s) Create, contribute to, borrow from and otherwise deal with an employee benefit plan or individual retirement account for my benefit, select any payment option under any employee benefit plan or individual retirement account in which I am 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;

(t) Execute other Power of Attorney forms on my behalf 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 me on such additional forms;

(u) Request, receive and review any information, verbal or written, regarding my personal affairs or my 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, firms or corporations as my Attorney-In-Fact shall deem appropriate; and

(v) Make advance arrangements for my funeral and burial, including the purchase of a burial plot and marker, if I have not already done so.

3. Nothing herein contained shall be construed to vest my Attorney-In-Fact with, or to authorize my Attorney-In-Fact to exercise, any of the following powers:

(a) Make gifts, grants, or other transfers without consideration, except in fulfillment of charitable pledges made by me while competent;

(b) Exercise any powers of revocation, amendment, or appointment which I may have over the income or principal of any trust;

(c) Act on my behalf in connection with any fiduciary position held by me, except to renounce or resign such position;

(d) Exercise any incidents of ownership on any life insurance policies owned by me on the life of the Attorney-In-Fact;

(e) Change beneficiary designations on any death benefits payable on account of my death from any life insurance policy, employee benefit plan, or individual retirement account;

(f) Change, add or delete any right of survivorship designation on any property, real or personal, to which I hold title, along or with others;

(g) Renounce or disclaim my property or interest in property or powers to which I may become entitled, whether by gift or testate or intestate succession;

(h) Exercise any right, or refuse, release or abandon any right, to claim an elective share in any estate or under any Will.

4. **PERSONAL TRANSACTIONS REGARDING HEALTH AND MEDICAL CARE:** I hereby vest my Attorney-in-Fact with all of the powers available to an Attorney-in-Fact as provided by Tennessee Code Annotated 34-6-201, et seq, without the necessity of procuring any judicial authorization therefore, or approval thereof, to be applied with my Attorney-in-Fact's best judgment and discretion on my behalf, including but not necessarily limited to the following powers:

(a) Generally to do, sign or perform in my name, place and stead any act, deed, matter or thing whatsoever, that ought to be done, signed or performed by me relative to my present and future health and medical needs, 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 relative to my health and physical welfare, to all intents and purposes whatsoever, as fully and effectually as I would do if personally present and acting. The enumeration of specific powers hereunder shall not in any way limit the general powers conferred herein;

(b) 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;

(c) Provide for my support and protection, including, without limitation, provision for food, lodging, housing, medical services, of any kind and travel to and from any health care facility;

(d) Engage in and transact any and all lawful business of whatever nature or kind for me and in my name relative to my health and medical needs;

(e) 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 my Attorney-in-Fact, or actual and punitive damages against any person failing or refusing to follow the instructions of my Attorney-in-Fact relative to my health and medical well-being; and

(f) Request, receive and review any information, verbal or written, regarding my personal affairs of my 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, firms or corporations as my Attorney-in-Fact shall deem appropriate.

5. It is my express intent and direction that this General and Durable Power of Attorney and Power of Attorney for Health and Medical Care shall not be affected by any subsequent disability or incapacity of me, the principal.

6. My Social Security Number is **414-52-7178**.

IN WITNESS WHEREOF, I have hereunto subscribed my hand this the 25 day of January, 2011.

Mamie R McCormick

MAMIE R. McCORMICK

We, the subscribing witnesses hereto, are personally acquainted with, and subscribe our names hereto at the request of the declarant, an adult, whom we believe to be of sound mind, fully aware of the action taken herein and its possible consequence.

We, the undersigned witnesses further declare under penalty of perjury under the laws of Tennessee that the person who signed this document is personally known to us to be the principal; that the principal signed this Durable Power of Attorney in our presence; that the principal appears to be of sound mind and under no duress, fraud or undue influence; that neither of us is the person appointed as Attorney-in-Fact by this document; that neither of us is a health care provider, an employee of a health care provider, the operator of a health care institution nor an employee of an operator of a health care institution; that we are not related to the principal by blood, marriage, or adoption; that, to the best of our knowledge, we are not entitled to any part of the estate of the principal upon the death of the principal under a Will or codicil thereto now existing, or by operation of law.

WITNESS

Linda Schreiner

WITNESS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Subscribed, sworn to and acknowledged before me by **MAMIE R. McCORMICK**, the declarant, and subscribed and sworn to before me by David Kennedy Jr and Linda Schreiner, witnesses, this 25th day of January, 2011

NOTARY PUBLIC

My Commission Expires: 3/3/2014

JULIE O. GRUBBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

This Instrument Prepared By:
DAVID KENNEDY, JR. (#18066)
ATTORNEY AT LAW
3052 Lebanon Road
Nashville, TN 37214
PH: (615) 883-4998