File Box 8

PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law
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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20130073593 DEEDWARR
Recvd: 08/26/13 14:16 3 pgs
Fees:18.00 Taxes:580.90

20130826-0089828

W & I Ref: DM Title No: 52816

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Kenneth Holman Johnnie Holman 4545 chandler Road Hermitage, Tennessee 37076	SAME

TAX MAP-PARCEL NUMBERS: 07500007200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$157,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Dolly B. Cross, unmarried,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Kenneth Holman and spouse, Johnnie Holman** 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 lying in the 4th Civil District of said County, as shown on a survey by Robert H. Meade, Engr., dated February 21, 1959, and being more particularly described as follows:

Beginning at an iron pin on the intersection of the center lines of Tulip Grove and Chandler Roads and thence with the center line of Tulip Grove Road S 12° 42' W 352.4 feet to a point on said center line; thence on a curve with said center line 196.4 feet to a point on said center line; thence S 1° 03' E 365.6 feet to appoint on said center line; thence N 53° 33' W 476.1 feet to a post; thence N 11° 12' E 488.2 feet to an iron pin on the center line of Chandler Road; thence on a curve with the said center line of said Road 405.0 feet to the point of beginning, containing 5.8 acres, more or less.

Being the same property conveyed to Robert M. Cross and wife, Dolly B. Cross, by Warranty Deed from Bettie Hagar, an unmarried woman, dated February 28, 1959 and recorded on March 3, 1959 of record in Book 2879, page 138, Register's Office for Davidson County, Tennessee. Robert M. Cross has since died.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2013, and subsequent years; Title to that portion of the premises embraced with the bounds of Tulip Grove Road and Chandler Road.

This instrument is executed on behalf of Dolly B. Cross by David Barry Cross pursuant to a Power of Attorney executed by her on the 3rd day of January 2002, of record in Instrument No. 20130826-0089827 Register's Office for Davidson, County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference

This is unimproved property, known as: 0 Tulip Grove Road, Hermitage, Tennessee 37076

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 23rd day of August, 2013 .

Dolly B. Cross By: David Barry Cross Atty-in-Fact

Dolly B. Cross By: David Barry Cross, Atty-in-Fact

DBC

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 , **David Barry Cross** 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 **Dolly B. Cross** , 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 23rd day of August, 2013

Notary Public

My Commission Expires: 3/17/2017

GREGORY POLZIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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: $157,000.00

Affiant

Sworn and subscribed before me this 23rd day of August, 2013

Notary Public

My Commission Expires: 3/17/2017

GREGORY POLZIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

EXHIBIT "A"

To

Warranty Deed

FROM: **Dolly B. Cross**

TO: **Kenneth Holman and spouse, Johnnie Holman**

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.

David Barry Cross, Affiant

Sworn to and subscribed before me this 23rd day of August, 2013

Notary Public

My Commission Expires: 3/17/2017

GREGORY POLZIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.