THIS INSTRUMENT PREPARED BY:
Wilkins and Ivey, Attorneys
2405 Crestmoor Road; P. O. Box 150157
Nashville, TN 37215-0157

BOOK 8235 PAGE 896

LIMITED POWER OF ATTORNEY
(DURABLE)
TO SELL REAL PROPERTY

Know all by these presents that I, **LINDA ANN SHAW MARZIALO**, of **Nashville, Tennessee,** have made, constituted and appointed, and by these presents do make, constitute and appoint **MICHAEL MARZIALO**, of **Nashville, Tennessee**, as my true and lawful attorney, for me and in my name, to sell and close the sale of the following described property:

LAND in Davidson County, Tennessee, being Lot No. 508, Block No. 25 on the plan of Charlotte Park Land Company's First Addition, of record in Book 57, page 103, Register's Office for said County.

7 1 8 2 8

IDENTIF. TREFERENCE

Nov 13 9 54 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

6422 11/13 0101 03CHECK 6.00

In the exercise of the powers granted hereby, my said attorney-in-fact is hereby authorized to execute all documents in connection therewith, including the contract of sale and the deed of conveyance, as fully, largely and amply, to all intents and purposes, as I myself might or could do if acting personally, and to receive for my benefit the proceeds of the sale, if any.

This power of attorney shall be deemed to be a durable Power of Attorney as defined by the Uniform Durable Power of Attorney Act (*Tennessee Code Annotated, Sec. 34-6-101, et seq.*), and shall not be affected by the subsequent disability or incapacity of the undersigned.

I ratify and confirm all acts done by my attorney-in-fact under this durable power of attorney. All third parties acting in good faith reliance on this power shall be absolved of any liability pursuant to the provisions of the Uniform Durable Power of Attorney Act.

This power of attorney shall remain in effect until a revocation hereof shall have been recorded in the Register's Office for Davidson County, Tennessee, or until the matters authorized hereby have been fully performed, whichever shall first occur.

IN WITNESS WHEREOF, I have hereto set my hand on this the 2 day of November, 1990.

Linda A. Marzialo
Linda Ann Shaw Marzialo
Social Security No. [redacted] - 0425

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 Linda Ann Shaw Marzialo, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 2nd day of November, 1990.

Elaine Ramsey
Notary Public

ELAINE RAMSEY NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 3-27-93

BOOK 8235 PAGE 897

PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157

W & I Ref. (jcb) (Title No: 30498)

PERRY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 76500.00

Affiant

Sworn and subscribed before me this
8th day of November, 1990.

Notary Public

My Comm. Expires: 9/26/92

ADDRESS NEW OWNER:
William A. Kirsch
4605 Dakota Avenue
Nashville, TN 37209

MORTGAGEE:
Citicorp Mortgage, Inc.
670 Mason Ridge Center Drive
St. Louis, MO 63141

MAP-PARCEL NUMBERS
91-16-149/25W-1490

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Linda Ann Shaw, now known as Linda Ann Shaw Marzialo, and spouse, Michael Marzialo,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **William A. Kirsch and spouse Julie A. Simpson** 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. 508, Block No. 25 on the plan of Charlotte Park Land Company's First Addition, of record in Book 57, page 103, Register's Office for said County.

SAID Lot No. 508 Block No. 25 fronts 50 feet on the southerly margin of Dakota Avenue, formerly Fourth Avenue, and extends back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Linda Ann Shaw, unmarried, by deed from Helen L. Robinson and Winfield Scott Robinson, II, both unmarried, of record in Book 5444, page 981, said Register's Office.

This instrument is executed on behalf of Linda Ann Shaw Marzialo (being one and the same person as Linda A. Marzialo) by Michael Marzialo as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

7 1 8 2 9

IDENTIF. REFERENCE

Nov 13 9 55 AM '90

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY TN.

6423 11/13 0101 03CHECK 259.45

This is improved property, known as: 4605 Dakota Avenue, Nashville, TN 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 8th day of November, 1990.

Linda Ann Shaw Marzialo
BY: Michael Marzialo, Attorney in Fact

Michael Marzialo

State of Tennessee
County of Davidson

On this 8th day of November, 1990, before me the undersigned authority, personally appeared Michael Marzialo, 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.

PERRY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 9/26/92

Notary Public

W&I 12/89

EXHIBIT "A"
To
WARRANTY DEED

FROM: Linda Ann Shaw Marzialo, et vir

TO: William A. Kirsch

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 **Michael Marzialo**, 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 **Linda Ann Shaw Marzialo**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this the 8th day of November, 1990.

PETTY WILKINS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

My Commission Expires: 9/26/92

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. 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 the principal's death, disability, or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

Michael Marzialo, Affiant

Sworn to and subscribed before me this

8th day of November, 1990.

Notary Public

My Commission Expires: 9/26/92

PETTY WILKINS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE