PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

BOOK 10073 PG 108

W & I Ref: (mn) Title No: 37704
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Fiona M. Grygiel 3435 Golf Club Lane Nashville, Tennessee 37215	NationsBanc Mortgage Corporation P. O. Box 353 Louisville, KY 40201-0358

TAX MAP-PARCEL NUMBERS: 117-7-F-21

WARRANTY DEED

P04L 06/04 0L01 03CHECK 540.25

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 **Cynthia T. Shimko, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Fiona M. Grygiel, married,** 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:**

A condominium apartment in Davidson County, Tennessee, being Unit No. 21 of Brighton Court, Phase One, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "D" to the Master Deed of record in Book 6629, page 532 and amended in Book 6912, page 158 and in Book 6912, page 163, Register's Office for said County, to which source reference is hereby made for more complete details of description together with the said Apartment's appurtenant undivided interest in the genera; and limited common elements of the Condominium.

BEING the same property conveyed to Cynthia T. Shimko by deed from Pamela J. Johnson, an unmarried person, of record in Book 9374, page 307, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

The property herein conveyed is subject to the restrictions, easements, liens and other matters set forth in the Master Deed and By-Laws of record in Book 6629, Page 532, Book 6912, page 158 and Book 6912. page 163, said Register's Office, and to the matters set forth in the referenced Condominium Plan of record.

John M. Shimko, spouse of Cynthia T. Shimko, joins in the conveyance solely for the purpose of waiving any marital interest he might have in the subject property.

This is improved property, known as: 3435 Golf Club Lane, Nashville, Tennessee 37215

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. BOOK 10073 PG 109

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 May, 1996.

Cynthia T Shimko
Cynthia T. Shimko

John M Shimko
John M. Shimko by Cynthia T. Shimko, Attorney-in-Fact

State of Tennessee
County of Davidson

On this 23rd day of May, 1996, before me the undersigned authority, personally appeared **Cynthia T. Shimko**, 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.

My Commission Expires: _____

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

State of Tennessee
County of Davidson

My Commission Expires 9/18/99

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 142500.00

Affiant

Sworn and subscribed before me on the 23rd day of May, 1996.

Notary Public

My Commission Expires: _____

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 9/18/99

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 **Cynthia T. Shimko**, 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 **John M. Shimko**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, on May 23, 1996.

Notary Public

My Commission Expires:

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 9/18/99

EXHIBIT "A"
To
WARRANTY DEED

FROM: Cynthia T. Shimko

TO: Fiona M. Grygiel

AFFIDAVIT

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.

Cynthia T. Shimko, Affiant

Sworn to and subscribed before me

on May 23, 1996.

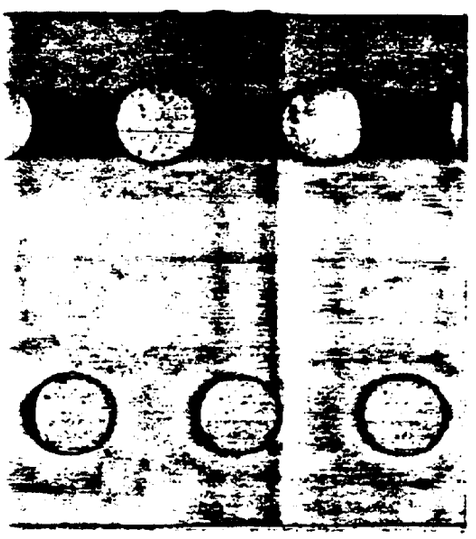
Notary Public

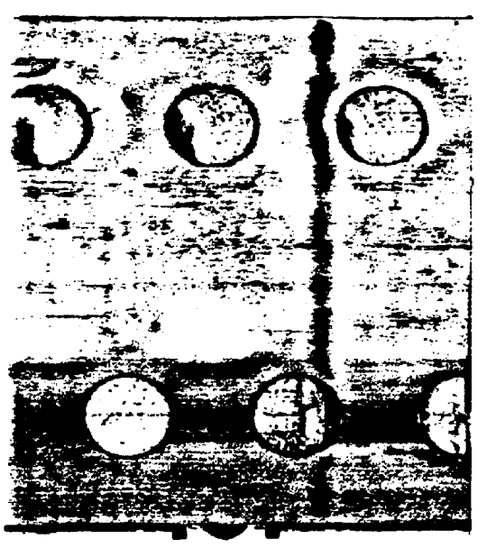
My Commission Expires:

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 9/18/99

96 JUN -4 PM 1:36
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
0188672





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 1073 PG 111

CO	CONVEYANCE	CC	- CERTIFIED COPY	MISC	- MISCELLANEOUS
MO	MORTGAGE	REL	- RELEASE	CO TX	- STATE TAX CONVEY
WD	WARRANTY DEED	UCC	- UNIFORM COMMERCIAL CODE	MO TX	- STATE TAX MORT
TD	TRUST DEED			PRFEE	- PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	
	142500.00
CON TX	527.25
PRFEE	1.00
WDEED	12.00
TOTAL	540.25
CHECK	540.25

06/04/96 01 13:39 0001 9041

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0188672
IDENTIF. ↑ REFERENCE

96 JUN -4 PM 1:36
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1046917