0218311

IDENTIFICATION REFERENCE

BOOK 10167 PG 954

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

96 AUG 26 PM 2:37

DAVIDSON COUNTY, TN. REGISTER

W & I Ref: (jb) Title No: 38044
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jeff M. Grissim 245 Lauderdale Road Nashville, Tennessee 37205	SAME

TAX MAP-PARCEL NUMBERS: 103-12-086

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 **James R. Surface, married,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Jeff M. Grissim, unmarried,** 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 the easterly 7 1/2 feet of Lot No. 23, all of Lot No. 24 and the westerly 25 feet of Lot No. 25 of Block "I", section 2 of record in Book 547, page 175 and 176, Register's Office for said County.

SAID property adjoins and fronts together 102 1/2 feet on the northerly margin of Lauderdale Road and extends back 128.25 feet on the easterly line and 129.84 feet more or less on the westerly line to a dead line in the rear, measuring 117 1/2 feet thereon.

BEING the same property conveyed to James R. Surface and spouse, Mary E. Surface by deed from Edwin Carl Barringer, Jr., a single person, of record in Book 8709, page 197, Register's Office for Davidson County, Tennessee. Mary E. Surface has since died leaving James R. Surface as the surviving tenant by the entirety.

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

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.

Althea R. Surface, spouse of, James R. Surface, joins in the conveyance solely for the prupose of waiving any marital interest she might have in the subject property.

This instrument is executed on behalf of James R. Surface and Althea R. Surface by Daniel S. Surface 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.

This is improved property, known as: 245 Lauderdale Road, Nashville, Tennessee 37205

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 22nd day of August, 1996.

James R. Surface, By: Daniel S. Surface, Atty-In-Fact

Althea R. Surface, By: Daniel S. Surface, Atty-In-Fact

State of Tennessee
County of Davidson

On this 22nd day of August, 1996, before me the undersigned authority, personally appeared , 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: _____

Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 208500.00

Affiant

Sworn and subscribed before me on the 22nd day of August, 1996.

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

Notary Public

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 **Daniel S. Surface**, 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 **James R. Surface and Althea R. Surface**, 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 22nd day of August, 1996.

Notary Public

My Commission Expires:_____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

EXHIBIT "A"
To
WARRANTY DEED

FROM: James R. Surface and Althea R. Surface

TO: Jeff M. Grissim

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.

Daniel S. Surface, Affiant

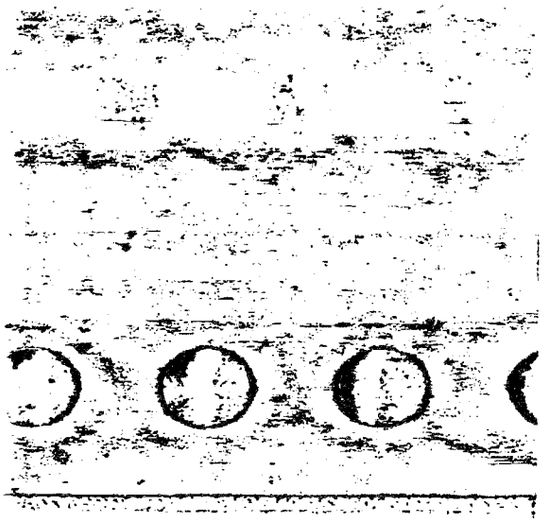
Sworn to and subscribed before me this
22nd day of August, 1996.

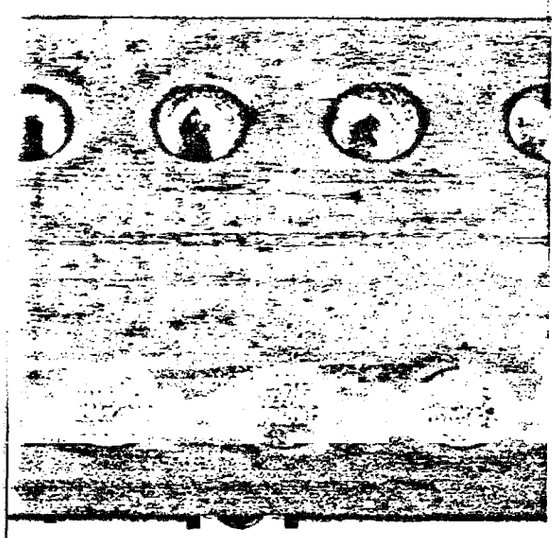
Notary Public

My Commission Expires:_____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

1009 08/26 0101 03CHECK 784.45





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

RECEIVED OF _____

FOR _____

BOOK 10167 PG 957

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	208500.00
			CON TX	771.45
			PRFEE	1.00
			WDEED	12.00
			TOTAL	784.45
			CHECK	784.45
08/26/96	01		14:38 0001	1009

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0218311
IDENTIF. & REFERENCE

96 AUG 26 PM 2:37

REGISTER
DAVIDSON COUNTY, TN.

No. 1023553