Davidson County DEEDWARR
Recvd: 12/28/02 09:44 4pgs
Fees:23.00 Taxes:206.83

20021228-0160597

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,900.00

Rachel Wilson
Affiant

Subscribed and sworn to before me, this 18th DAY OF December, 2002.

DARRIS BILLINGSLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Darris Billingsley
Notary Public

MY COMMISSION EXPIRES: 11/27/04

(AFFIX SEAL)

R-CC-02-2609

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS. (NAME)	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Charles Caudell		
2002 Richard Jones Road #202B (ADDRESS)	(NAME) New Owner	71-4-0-235
Nashville, TN 37215 (CITY) (STATE) (ZIP)	(ADDRESS) (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we MICHAEL W. BRASSELL AND RONALD LEE BRASSELL AND WILLIE MAE BARNETT AND CLARENCE SHADOWENS, JR. HEIRS AT LAW OF RUBY LEE BRASSELL, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto CHARLES CAUDELL, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 79 on the Plan of Shepardwood Subdivision, Section 1, of record in Book 4175, pages 82 and 83, Register's Office for Davidson County, Tennessee, reference to which plan is hereby made for a more complete description.

Being the same property conveyed to Yock Leon Brassell and wife, Ruby Lee Brassell by Deed from C.H. Briley, Jr. Trustee, of record in Book 4529, page 654, Register's Office for Davidson County, Tennessee. Yock Leon Brassell having died on January 1, 2000, leaving Ruby Lee Brassell sole tenant by the entirety. Ruby Lee Brassell died intestate on June 30, 2001, leaving Michael Brassell, Ronald Lee Brassell, Willie Mae Barnett and Clarence Shadowens, Jr. title to subject property as her only Heirs-at-Law.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

NOTE: THIS PROPERTY IS NOT THE PRINCIPAL RESIDENCE OF GRANTORS NOR WILL IT BE THE PRINCIPAL RESIDENCE OF GRANTEE

This instrument is executed on behalf of Ronald Lee Brassell by Michael Brassell as Attorney-in-Fact by authority of Power of Attorney the original of which is found in file in the Criminal Court for Davidson County Division IV, Case No. 3306 and used in Agreed Order of Forfeiture recorded in Minute Book 67, page 571 and 572, a Certified Copy of which is attached hereto as Exhibit "A".

unimproved ( )
This is improved (X) property, known as 2609 Oakwood Avenue, Nashville, Tennessee 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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 we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 18th day of December, 2002.

Michael W. Brassell
Michael W. Brassell

Ronald Lee Brassell by Michael Brassell, Atty in Fact
Ronald Lee Brassell by Michael Brassell, Attorney-in-Fact

Willie Mae Barnett
Willie Mae Barnett

Clarence Shadowens, Jr.
Clarence Shadowens, Jr.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public of the County and State first above written, Michael W. Brassell and Willie Mae Barnett and Clarence Shadowens, Jr. Heirs at Law of Ruby Lee Brassell with whom I am personally acquainted, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th day of December, 2002.

Mary Frances Rudy
Notary Public

My Commission Expires: 7-29-06

(SEAL)

MARY FRANCES RUDY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Michael Brassell, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the Attorney-in-Fact of Ronald Lee Brassell (aka Ronald Brassell) and is authorized by the Ronald Lee Brassell to execute this instrument on behalf of Ronald Lee Brassell as Attorney-in-Fact.

Witness my hand and official seal, this the 18th day of December, 2002.

Mary Frances Rudy
NOTARY PUBLIC

My Commission Expires: 7-29-06

(SEAL)

MARY FRANCES RUDY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903

EXHIBIT "A"

Durable Family Power of Attorney

Know All Men By These Presents, That, I, RONALD BRASSELL of HARDEMAN CO., do hereby make, constitute and appoint MICHAEL BRASSELL of DAVISON CO. my true and lawful attorney-in-fact for me and in my name, place and stead, and in my behalf, for my use and benefit:

1. To exercise or perform any act, power, duty, right or obligation whatsoever that I now have, or may hereafter acquire the legal right, power or capacity to exercise or perform, in connection with, arising from, or relating to any person, item, transaction, thing, business, property, real or personal, tangible or intangible, or matter whatsoever.

2. To request, ask, demand, sue for, recover, collect, receive, and hold and possess all such sums of money, debts, dues, commercial paper, checks, drafts, accounts, deposits, legacies, bequests, devises, notes, interests, stock certificates, bonds, dividends, certificates of deposit, annuities, pension and retirement benefits, deferred compensation, insurance benefits and proceeds, and any and all documents of title, choices in action, personal and real property, intangible and tangible property and property rights, and demands whatsoever, liquidated or unliquidated, as now are, or shall hereafter become, owned by, or due, owing, payable, or belonging to, me or in which I have or may hereafter acquire any interest, to have use, and take all lawful means and equitable and legal remedies, procedures, and writs in my name for the collection and recovery thereof, and to adjust, sell, compromise, and agree for the same, and to make, execute, and deliver for me, on my behalf, and in my name, all endorsements, acquittances, releases, receipts, or other sufficient discharge for the same.

3. To maintain, repair, improve, manage, insure, rent, lease, grant, bargain, sell, exchange, option, convey, grant easements or licenses, mortgage, encumber, hypothecate, and contract for all of the foregoing, and in any way or manner deal with all or any part of any real or personal property whatsoever, tangible or intangible, or any interest therein, that I now own or may hereafter acquire, including specifically and without limitation any property owned now or to be acquired by me, for me, in my behalf, and in my name; and to effect any and all of the above-described transactions to any persons, firm or entities for such price or prices, and on such terms and conditions as my attorney-in-fact may deem proper, and in my name to make, execute, acknowledge and deliver a good and sufficient deed or deeds of conveyance or other instrument or instruments necessary to effect such transactions; and to ask for demand, sue for, collect recover and receive all monies which may become due and owing to me by reason of such transactions.

4. To conduct, engage in, and transact any and all lawful business of whatever nature or kind for me, on my behalf and in my name.

5. To receive, deposit, hold or cash all payments which I receive from Social Security, Medicare or any other government program or agency, in addition to all other powers.

6. To do all acts necessary for my maintenance, health, and personal care which my attorney may deem necessary under the circumstances.

7. No person shall require to inquire as to the circumstances of the issuance or use of this instrument or as to the disposition of any proceeds paid to my attorney-in-fact based on this instrument.

8. To make, receive, sign, endorse, execute, acknowledge, deliver, and possess such applications, contracts, agreements, options, covenants, conveyances, deeds, trust deeds, security agreements, bills of sale, leases, mortgages, assignments, insurance policies, bills of lading, warehouse receipts, documents of title, bonds, debentures, checks, drafts, bills of exchange, letters of credit, notes, stock certificates, proxies, warrants, commercial paper, receipts, withdrawal receipts and deposit instruments relating to accounts or deposits in, certificates of deposit of, banks, savings and loan or other institutions or associations, proof of

loss, evidence of debts, releases, and satisfaction of mortgages, liens, judgments, security agreements and other debts and obligations and such other instruments in writing whatever kind and nature as may be necessary or proper in the exercise of the rights and powers herein granted.

9. To enter any safe deposit box, vault or other storage area leased by me alone or in conjunction with any person, to sign such documents as may be necessary to gain access to same, and to examine, remove and keep the contents of same as fully as I could if I were present.

10. To prepare, or cause to be prepared, tax returns and Internal Revenue Service powers of attorney; to execute and file tax returns on my behalf and in my name; and to settle tax disputes.

11. To deal with and elect options under retirement plans including but not limited to pension plans, profit sharing plans, individual retirement accounts, rollovers and voluntary contributions; to fund inter vivos trusts; to borrow funds to avoid forced liquidation of assets; to apply for and maintain life insurance; to enter into buy-sell agreements; to forgive and collect debts; to complete charitable contributions; to make statutory elections and disclaimers; to pay salaries of employees and independent contractors; to settle, pursue, or appeal litigation on my behalf and in my name.

12. To admit me to a hospital when I need medical or physical care; to authorize medical and related personnel to perform surgery, operations or other treatment upon me; and to do or authorize any other treatment upon me; and to do or authorize any other act for my benefit and physical welfare. Said attorney-in-fact shall, in no way, be liable for any act or occurrence under this or any other power granted by this durable family power of attorney.

13. I grant to said attorney-in-fact full power and authority to do, take, and perform all and every act and thing whatsoever requisite, proper, or necessary to be done, in the exercise of any of the rights and powers herein granted, as fully to all intents and purposes as I might or could do if personally present, with full power of substitution or revocation, hereby ratifying and confirming all that said attorney-in-fact, or his substitute or substitutes, shall lawfully do or cause to be done by virtue of this power of attorney and the rights and powers herein granted.

14. This instrument is a Durable Family Power of Attorney and shall not be affected by disability of the principal, except as provided by statute. The enumeration of specific terms, rights, acts or powers herein is not intended to nor does it limit or restrict, and is not to be construed or interpreted as limiting or restricting, the general powers herein granted.

15. The rights, powers and authority of said attorney-in-fact herein granted shall commence and be in full force and effect on the date set forth below, and such rights, powers and authority shall remain in full force and effect thereafter until I, the Principal, RONALD BRASSELL, give written notice to said attorney-in-fact that this instrument is no longer in effect.

When the context so requires, the masculine gender includes the feminine and/or neuter, and the singular number includes the plural.

IN WITNESS WHEREOF, Sheila Martin, have hereunto set my hand and seal this 20th day of May, 2002.

Signed, sealed and delivered in the presence of:

Witness

Ronald Brassell
Principal

Witness

I, David C. Torrence, Clerk, hereby certify that this is a true and exact copy of the original.

Durable Family Power of Attorney

This 19 day of Dec. 2002

DAVID C. TORRENCE, CLERK

BY: Deil Wadden D.C.