PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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W & I Ref: Title No: 45663

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 06/24/04 13:43 3pgs
Fees:18.00 Taxes:2978.50
20040624-0075279

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Rick E. Circeo Lisa E. Circeo 3526 Richland Ave. Nashville, Tennessee 37205	Same

TAX MAP-PARCEL NUMBERS: 104-05-393

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$805,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John William Rich, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Rick E. Circeo and spouse, Lisa E. Circeo** 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, beint Lot No. 111 of Block No. 4 on the Plan of Richland Realty Company's Division "A" of record in Book 161, Page 151 Register's Office for said County to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to John William Rich by deed from Obert L. Forss and wife, Patricia A. Forss of record in Book 7728, Page 805, Register's Office for Davidson County, Tennessee.

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 2004, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Plat Book 161 Page 151, said Register's Office.

Karen G. Rich, spouse of John William Rich joins in this conveyance solely to convey any and all marital interest she may have in the above-described property.

This instrument is executed on behalf of Karen G. Rich by John William Rich as Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference.

This is improved property, known as: 3526 Richland Avenue, 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 June, 2004 .

John William Rich
John William Rich

Karen G. Rich by John William Rich
Karen G. Rich, by John William Rich, Atty-In-Fact

State of TENNESSEE
County of DAVIDSON

John William Rich

On this 22nd day of June, 2004 , 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.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: My Commission Expires MAY 24, 2008

Notary

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: $805,000.00

Affiant

Sworn and subscribed before me this 22nd day of June, 2004

MY COMMISSION EXPIRES: September 22, 2007

My Commission Expires: 110 3RD AVE. SOUTH NASHVILLE, TN. 37201

Notary Public

KARA EVERETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 , **John William Rich** 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 , as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Karen G. Rich

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of June, 2004

Notary Public

My Commission Expires:_____

EXHIBIT "A"
To
Warranty Deed

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 24, 2008

FROM: John William Rich

TO: Rick E. Circeo and spouse, Lisa E. Circeo

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.

John William Rich, Affiant

Sworn to and subscribed before me this
22nd day of June, 2004

Notary Public

My Commission Expires:_____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 24, 2008