FILE BOX 45

THIS INSTRUMENT PREPARED BY:
Laurence M. Papel, Esq.
BAKER, DONELSON, BEARMAN, CALDWELL & BERKOWITZ
A Professional Corporation
Suite 1000, 211 Commerce Street
Nashville, Tennessee 37201

Davidson County DEEDWARR
Recvd: 07/13/05 15:30 4 pg
Fees:22.00 Taxes:462.50
20050713-0081359

Address New Owner as follows:	Send Tax Bills To:	Map-Parcel No.
Cleofe Cecilia Griboski 13360 Kay Drive Corona, CA 92879	Same	119-12/147

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $125,000.00.

Stacy Robinson
Affiant

Subscribed and sworn to before me this the 12th day of July, 2005.

Patricia Nichols
Notary Public

PATRICIA NICHOLS NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY, TENN.

My Commission Expires: 11/24/09

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Sharon Wachtel, Executrix of the Estate of David K. Wachtel, Jr., deceased**, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Cleofe Cecilia Griboski**, hereinafter called "Grantee", his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

(SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN)

Said property is transferred subject to the limitations, restrictions and encumbrances set forth on Exhibit "B".

This is improved property known as 716-718 Glencliff Court, Nashville, Tennessee 37211.

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, his successors and assigns, forever.

And Grantor does covenant with the said Grantee that she is lawfully seized 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.

And Grantor does further covenant and bind herself, her heirs, assigns, and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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 this 11th day of July, 2005.

Estate of David K. Wachtel, Jr.

By: Sharon Wachtel
Sharon Wachtel
Executrix

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 **Sharon Wachtel, Executrix of the Estate of David K. Wachtel, Jr., deceased**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within named instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 11 day of July, 2005.

Anita D. Moore
Notary Public

My Commission Expires: 9-24-05

ANITA D. MOORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 24, 2005

N MBH 511880 v1
2825466-000011 07/05/05

EXHIBIT "A"

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Battlewood Addition, Section Two, as shown on plat of record in Plat Book 5190, page 342, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being a portion of the same property conveyed to David K. Wachtel, Jr. by deeds of record in Book 6088, page 210 and Book 6074, page 696, Register's Office for Davidson County, Tennessee. David K. Wachtel, Jr. has since died and his Last Will and Testament as been filed with the Probate Court of Sumner County, Tennessee of record in Will Book 65, page 485. Sharon Wachtel was appointed by the Probate Court as Executrix of the Estate of David K. Wachtel, Jr. and is conveying the interest of the Estate and her interest as Executrix to the Grantee named above.

EXHIBIT "B"

THE ABOVE DESCRIBED PROPERTY IS CONVEYED SUBJECT TO THE FOLLOWING:

1. Metropolitan Government and Davidson County Taxes for the year 2005 and subsequent years.

2. All matters shown on plat recorded in Book 5190, page 342, Register's Office for Davidson County, Tennessee.

3. Restrictions as contained in Book 5420, page 331, Register's Office for Davidson County, Tennessee.

4. Sanitary Sewer Easement of record in Book 5091, page 213, Register's Office for Davidson County, Tennessee.

FILE BOX 45