Box 8

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref: Title No: 46937

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 02/16/06 13:33 3 pg
Fees:18.00 Taxes:813.63
20060216-0018976

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Kimberley C. Sheridan 2918 McNairy Lane Nashville, Tennessee 37204	same

TAX MAP-PARCEL NUMBERS: 11810005101

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$219,900.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Carr Grigg and spouse, Linda Grigg**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kimberley C. Sheridan** 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 southwesterly part of Lot No. 66 on the Map of Sutton Hill Section of Marengo Park, of record in Book 974, page 67, Register's Office for said County, described according to a copy of a survey made by T.R. Sanford, Surveyor, July 5, 1961, as follows:

Beginning in the southeasterly margin of McNairy Lane, at the common corner of Lots Nos. 66 and 67; thence southeasterly with the line between said two lots 275.1 feet to a point in the center line of Brown's Creek; thence northeasterly with the center line of the same 60.5 feet, more or less, to a point; thence northwesterly parallel to and 16 feet southwesterly from the line between Lots Nos. 65 and 66, 298.7 feet to a point in the southeasterly margin of said McNairy Lane; thence with the margin of the same southwesterly 59 feet to the point of beginning.

Being the same property conveyed to Carr Grigg by deed from Ira T. Adams and wife, Martha Adams of record in Book 3253, page 400, said Register's Office and by Quitclaim Deed from Byron Dale Cates, Trustee, of record in Book 7374, page 839, said Register's Office. By Quitclaim Deed of record in Book 10720, page 459 Register's Office for said County, a tenancy by the entirety was created in Carr Grigg and wife Linda Grigg.

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 2006, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 974 Page 67 amended to 40 feet by instrument of record in Book 1732, page 315 and Book 2024, page 377, said Register's Office, which Plan shows a 50 foot minimum building setback line from McNairy Lane and a 15 foot easement for public utility purposes along the rear line(s). And a sewer line easement located across said lot. And easement for the flow of Brown's Creek which runs across a portion of said property. Sewer Easement to the City of Nashville of record in Book 3345, page 62, said Register's Office.

This instrument is executed on behalf of Carr Grigg and Linda Grigg by Bob Tolleson 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: 2918 McNairy Lane, Nashville, Tennessee 37204

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 10th day of February, 2006 .

Carr Grigg by Bob Tolleson by AIF Linda Grigg by Bob Tolleson AIF

Carr Grigg by Bob Tolleson, Atty-In-Fact **Linda Grigg by Bob Tolloeson, Atty-In-Fact**

State of TENNESSEE
County of DAVIDSON

On this 10th day of February, 2006, before me the undersigned authority, personally appeared **Bob Tolleson** , 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

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: $219,900.00

Deborah Ann Johnson
Affiant

Sworn and subscribed before me this 10th day of February, 2006

DEBRA ANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Debra Mann
Notary Public

My Commission Expires: My Comm... Nov 14, 2007

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 , **Bob Tolleson** 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 **Carr Grigg and Linda Grigg** , as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 10th day of February, 2006

Notary Public

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

EXHIBIT "A"
To
Warranty Deed

FROM: Carr Grigg and Linda Grigg

TO: Kimberley C. Sheridan

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.

Bob Tolleson, Affiant

Sworn to and subscribed before me this

10th day of February, 2006

Notary Public

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007