FOR RECORDING PURPOSES

LTIC File No.:

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS $112,500.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS DATE:

March 29, 2006.

NOTARY PUBLIC

COMMISSION EXPIRES:

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 24, 2009

Davidson County DEEDWARR
Recvd: 04/11/06 12:38 2 pgs
Fees:13.00 Taxes:416.25

20060411-0041681

THIS INSTRUMENT PREPARED BY:

(and Return To)

Grissim Title & Escrow, LLC

2309 Crestmoor Road, Ste 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Enrico La Rosa, et ux. 13055 Calle De Los Ninos San Diego, CA 92129	**Same**	43-1/178

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

FRED D. CULBREATH and J. MITCHELL GRISSIM

HEREINAFTER CALLED THE **GRANTOR(S)**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO,

ENRICO LA ROSA and wife, CRISANTA LA ROSA

HEREINAFTER CALLED THE **GRANTEE(S)**, THEIR HEIRS AND ASSIGNS, A 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. 11 on the Plan of Section One Pierce Place, as of record in Plat Book 5190, page 733, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Fred D. Culbreath, a 1/2 undivided interest, and J. Mitchell Grissim a 1/2 undivided interest in Instrument 20050131-0010977, Register's Office for Davidson County, Tennessee.

THIS IS (X)IMPROVED ( )UNIMPROVED PROPERTY KNOWN AS: 1323 Pierce Road, Madison, Tennessee 37115.

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(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 the 29th day of March, 2006:

Fred D Culbreath

FRED D. CULBREATH

J Mitchell POA

By: J. Mitchell Grissim, Attorney in Fact

J Mitchell

J. Mitchell Grissim

NOTARY ACKNOWLEDGEMENT

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 J. Mitchell Grissim, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 29th day of March, 2006.

Notary Public

My Commission Expires:

_____

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 24, 2009

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 29th day of March, 2006, before me, the undersigned a Notary Public in and for said County and State, personally appeared J. Mitchell Grissim, as Attorney-In-Fact to me known to be the person who executed the foregoing instrument in behalf of Fred D. Culbreath, and acknowledged that he executed the same as the free act and deed of the said Fred D. Culbreath.

Witness my hand and seal at Nashville, Tennessee, this the 29th day of March, 2006.

Notary Public

My Commission Expires:

_____

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 24, 2009