PREPARED BY & RETURN TO: PERRONE & YOUNG, ATTYS.
109 WESTPARK DRIVE, SUTIE 330
BRENTWOOD, TN 37027

Davidson County DEEDWARR
Recvd: 08/07/06 11:55 2 pgs
Fees:13.00 Taxes:464.46

20060807-0096422

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS **$125,530.00**

Kolene Edwards
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS DATE:

July 31, 2006.

E. Maxey
NOTARY PUBLIC

COMMISSION EXPIRES: 11-25-06

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

Grissim Title & Escrow, LLC
2309 Crestmoor Rd, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Derek J. Folk 9338 Rhea Ave Northridge CA 91324	SunTrust Mortgage, Inc. 201 4th Avenue North, 7th Floor Nashville, TN 37219	51 - 8/209

WARRANTY DEED

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, **JOHN M. GRISSIM, JR. AND FRED D. CULBREATH**

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

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. 75, on the Plan of Bailey Subdivision, as shown on plat of record in Plat Book 5800, page 93, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to John M. Grissim, Jr., a married man, and Fred D. Culbreath, a married man, in Instrument 20040818-0099543, recorded 8/18/2004, Register's Office for Davidson County, Tennessee.

John M. Grissim, Jr., a married man, and Fred D. Culbreath, a married man, hereby make oath that the above described property has never been the domicile of John M. Grissim, Jr., a married man, or Fred D. Culbreath, a married man.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

THIS IS (X) IMPROVED ( ) UNIMPROVED PROPERTY KNOWN AS:
212 EAST PALESTINE DRIVE, NASHVILLE, TN 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 date: 07/31/06

John M. Grissim, Jr.

Fred D. Culbreath
by John M. Grissim, Jr., Attorney-In-Fact

LTSR Number:

GTE File: 2006060332

NOTARY ACKNOWLEDGEMENT

(Individual Notary Acknowledgement)
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared John M. Grissim, Jr. with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he/she/~~they~~ executed the within instrument for the purposed therein contained.

Witness my hand and official seal at office at Nashville, TN on this the 31st day of July, 2006.

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

Notary Public _____ Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of July, 2006, before me, the undersigned, a Notary Public in and for said County and State, personally appeared John M. Grissim, Jr. to me known to be the person who executed the foregoing instrument in behalf of Fred D. Culbreath, and acknowledged that he executed that same as the free act and deed of the said Fred D. Culbreath.

Witness my hand and official seal at office at Nashville, TN on this the 31st day of July, 2006.

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

Notary Public _____ Commission Expires: _____