Box 8

PREPARED BY:
HARKAVY SHAINBERG KAPLAN & DUNSTAN PLC
6060 Poplar Avenue, Suite 140
Memphis, Tennessee 38119

Davidson County DEEDWARR
Recvd: 05/18/07 16:10 3 pgs
Fees:18.00 Taxes:1583.60
20070518-0059808

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
James E. Nell 5102 Heathrow Boulevard Brentwood, Tennessee 37027	SAME

TAX MAP-PARCEL NUMBERS: 10310006400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$428,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Sara T. Graves, unmarried** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **James E. Nell** 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 Lot No. 17 on the Plan of Hillwood Estates Section One of record in Book 1835, Page 117 Register's Office for said County.

SAID Lot No. 17 fronts 192.96 feet on the broken northwesterly margin of Price Circle Road and extends back 255.5 feet on the northeasterly line and 265 feet on the southwesterly line to a dead line in the rear measuring 115 feet thereon.

BEING the same property conveyed to J. Fred Graves and wife, Sara T. Graves by deed dated September 4th, 1973 from Claude S. Boyd and wife, Charlotte H. Boyd of record in Book 4743, Page 689 Register's Office for Davidson County, Tennessee. The said J. Fred Graves has since died leaving Sara T. Graves as surviving tenant by the entirety.

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 2007, and subsequent years; The Plan, with Owner's Certificate, of record in Book 1835 Page 117, said Register's Office, which Plan shows a 100 foot minimum building setback line from Price Circle Road and a 10 foot easement for public utility purposes along the rear line of said lot.

This instrument is executed on behalf of Sara T. Graves by Hazel L. Bullock 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: 4504 Price Circle Road, 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 16th day of May, 2007.

Sara T. Graves by Hazel L. Bullock
attorney in Fact

Sara T. Graves By: Hazel L. Bullock, Atty-in-Fact

State of Tennessee
County of Shelby

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Hazel L. Bullock** 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 **Sara T. Graves**, as Attorney-in-Fact, as the free act and deed of the said Principal. *

Witness my hand and official seal at Nashville, Tennessee, this 16th day of May, 2007.

Notary Public

My Commission Expires:_____

ALLEN C. DUNSTAN
NOTARY PUBLIC AT LARGE
SHELBY COUNTY, TENNESSEE
MY COMMISSION EXPIRES MARCH 11, 2008

State of TENNESSEE
County of SHELBY

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this tranafer is: $428,000.00.

Affiant

Sworn and subscribed before me this 16th day of May, 2007.

Notary Public

My Commission Expires: 3-20 2010

DEBORAH H. BERRIE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

* pursuant to a Power of Attorney executed by her on the 24th day of February, 2005 of record in Instrument No. 20070518.0054807, Register's Office for Davidson County Tennessee.

Wilcc: Dead Wty—12/92

EXHIBIT "A"
To
Warranty Deed

FROM: Sara T. Graves

TO: James E. Nell

State of Tennessee
County of Shelby

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.

Hazel L. Bullock

Hazel L. Bullock, Affiant

Sworn to and subscribed before me this
11th day of May, 2007.

Notary Public

My Commission Expires:_____

ALLEN C. DUNSTAN
NOTARY PUBLIC AT LARGE
SHELBY COUNTY, TENNESSEE
MY COMMISSION EXPIRES MARCH 11, 2008