PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref: (dm) Title No: 49106

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 01/17/08 13:16 3 pgs
Fees:18.00 Taxes:606.80
20080117-0005523

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Elinor H. Folk 332 Bellevue Road Nashville, Tennessee 37221	same

TAX MAP-PARCEL NUMBERS: 14200006100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$164,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Christopher P. Lucci, unmarried and Lisa M. Grummon, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Elinor H. Folk** 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, described according to a survey by Campbell, McRae and Associates, dated June 22, 1994 as follows:

Beginning at a point in the north margin of railroad right-of-way being the northwest corner of this tract, and the southeast corner of the Charles Johnson property described in Deed Book 5892, page 427; thence with the Johnson line north 272 feet plus or minus to a point; thence 117 feet east with the boundary of the Westward Winds Subdivision described in Book 3700, page 32, to a point; thence South 28 degrees 30 minutes west 267.8 feet to a point of the north margin of a railroad right-of-way; thence 149 feet west with the northern margin of the railroad right-of-way to the point of beginning.

Being the same property conveyed to Christopher P. Lucci, an unmarried man and Lisa Grummon an unmarried woman, as tenants in common with right of survivorship by deed from Nicole Gergler, unmarried dated Nov. 22, 2005 and recorded on Nov. 28, 2005 of record in Doc. No. 20051128-0142874 Register's Office for Davidson County, Tennessee

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 2008, and subsequent years. Agreement for dedication of utilities easement of record in book 11473, page 856, Register's Office for Davidson County, Tennessee..

This instrument is executed on behalf of Christopher P. Lucci by Lisa M. Grummon pursuant to a Power of Attorney executed by her/him/them on the 9th day of January 2008 of record in Instrument No. 20080117-0005522, Register's Office for Davidson, County, Tennessee. 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: 332 Bellevue Road, Nashville, Tennessee 37221

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 15th day of January, 2008 .

Christopher P. Lucci by Lisa M. Grummon — Lisa M. Grummon

Christopher P. Lucci By:Lisa M. Grummon, Atty-in-Fact — Lisa M. Grummon

State of TENNESSEE

County of DAVIDSON

On this 15th day of January, 2008, before me the undersigned authority, personally appeared **Lisa M. Grummon**, 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: _____ My Commission Expires May 2, 2011

Notary

Notary Seal present, but could not be reproduced

State of TENNESSEE

County of DAVIDSON

Bill Garrett
Davidson County Register of Deeds

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $164,000.00

Eleanor H. Folk
Affiant

Sworn and subscribed before me this 15th day of January, 2008

My Commission Expires: _____ My Commission Expires May 2, 2011

Notary Public

Notary Seal present, but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

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 , **Lisa M. Grummon** 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 **Christopher P. Lucci** , 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 15th day of January, 2008

Notary Public

My Commission Expires:_____

My Commission Expires May 2, 2011

Notary Seal present,
but could not be reproduced

Bill Garrett
Davidson County Register of Deeds

EXHIBIT "A"

To
Warranty Deed

FROM: Christopher P. Lucci and Lisa M. Grummon

TO: Elinor H. Folk

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.

Lisa M. Grummon, Affiant

Sworn to and subscribed before me this 15th day of January, 2008

Notary Public

My Commission Expires:_____

My Commission Expires May 2, 2011

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds