PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law

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Nashville, Tennessee 37205

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Davidson County DEEDWARR
Recvd: 08/25/08 10:15 3 pg
Fees:18.00 Taxes:2308.80
20080825-0087038

Christy Wilkins Ivey

Percy Wilkins, Jr. (of Counsel)

W & I Ref: (dm) Title No: 49538

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Lisa Culbreath Grissim 2509 Ashwood Avenue Nashville, Tennessee 37212	**Same as New Owner**

TAX MAP-PARCEL NUMBERS: 10415006900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$624,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Bruce Appel and spouse, Joelle Appel**, hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Lisa Culbreath Grissim, married** 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 west 90 feet of Lot No. 53 on the Plan of Sunset Park Subdivision, as of record in Book 332, Page 132, Register's Office for Davidson County, Tennessee.

SAID part of said Lot No. 53 fronts 90 feet on the southerly margin of Ashwood Avenue and extends back between parallel lines 160.5 feet to a dead line in the rear.

BEING the same property conveyed to Bruce Appel and wife, Joelle Appel by warranty deed from Michael Dee Hamilton and wife, Rebecca A. Hamilton dated August 6, 1998 and recorded on August 7, 1998 of record in Book 11057, Page 373 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; All matters shown on the Plan of record in Book 332, Page 132, Register's Office for Davidson County, Tennessee; Restrictions of record in Book 911, Page 675, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Bruce Appel and spouse, Joelle Appel by Jessica M. Kimbrough pursuant to a Power of Attorney executed by them on the 4th day of August, 2008 of record in Instrument No. 20080825008703 6, 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: 2509 Ashwood Avenue, Nashville, Tennessee 37212

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 13th day of August, 2008.

Bruce Appel by Jessica M. Kimbrough, attorney-in-fact

Bruce Appel
By Jessica M. Kimbrough, Attorney-in-Fact

Joelle Appel by Jessica M. Kimbrough, attorney-in-fact

Joelle Appel
By Jessica M. Kimbrough, Attorney-in-Fact

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: $624,000.00.

Affiant

Sworn and subscribed before me this 13th day of August, 2008

Notary Public

My Commission Expires:

MARGARET SHERBERT
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.
My Commission Expires JUNE 5, 2011

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 Jessica M. Kimbrough, 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 **Bruce Appel and spouse, Joelle Appel** , as Attorney-in-Fact, as the free act and deed of the said Principals.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of August, 2008

Notary Public

My Commission Expires:

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires May 2, 2011

EXHIBIT "A"
To
Warranty Deed

FROM: Bruce Appel and spouse, Joelle Appel

TO: Lisa Culbreath Grissim

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 principals 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.

Jessica M. Kimbrough, Affiant

Sworn to and subscribed before me this 13th day of August, 2008

Notary Public

My Commission Expires:

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires May 2, 2011