WARRANTY DEED

3624 01/07 131.39- THIS INSTRUMENT WAS PREPARED BY BOOK 5697 PAGE 795
ROCHELLE & CALLIS — ATTORNEYS AT LAW

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP—PARCEL NUMBERS
Nellie Faye Griffin	Engel Mortgage Company, Inc.	Map- 162-1
(NAME) 320 Brewer Drive	(NAME) P. O. Box 847	Parcel - 70
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37211	(STREET ADDRESS) Birmingham, AL 35201	5DU-38913
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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, ~~WE~~ I, ELIZABETH M. BOARDMAN, unmarried,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO NELLIE FAYE GRIFFIN, unmarried,

HEREINAFTER CALLED THE GRANTEES, 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. 18 on the Plan of Addition to Southwood, of record in Plan Book 2900, Page 65, Register's Office for said County.

Said Lot No. 18 fronts 142.22 feet (according to said plat, but which is shown on survey of John Kohl, dated July 8, 1976, to be 152.8 feet by actual measurement) on the northwesterly margin of Brewer Drive and extends back 275.4 feet on the northeasterly line and 174.6 feet on the southwesterly line to a broken line in the rear, measuring 242.90 feet thereon.

Being the same property conveyed to Elizabeth M. Boardman, unmarried, by deed of record in Book 5049, Page 592, Register's Office of Davidson County, Tennessee.

As part of the consideration hereof Grantee assume the indebtedness owing to Engel Mortgage Company, Inc. as evidenced by instrument of record in Book 5049, Page 594, Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved ( ) property, known as 320 Brewer Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

POSSESSION to be given on or before thirty (30) days from date of deed.

Witness my hand this 2nd day of January, 19 81.

Elizabeth M. Boardman
ELIZABETH M. BOARDMAN

BOOK 5697 PAGE 796

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named ELIZABETH A. BOARDMAN, the bargainor(s) XXXXXXXXXXXX with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 2nd day of January, 19 81.

Commission Expires: 7-5-81

Marilyn A. Finch
Notary Public

STATE OF)
COUNTY OF)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared, with whom I am personally acquainted and who upon (his oath, their several oaths) acknowledged (himself, Themselves) to be the and respectively of the within named bargainor, a corporation, and that (he, they) as such and being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said as such, and attesting the same by the said as such

WITNESS my hand and official seal at office at on this day of , 19 .

My Commission Expires:

Notary Public

WARRANTY DEED

FROM ELIZABETH M. BOARDMAN

TO NELLIE FAYE GRIFFIN

Mail Collins & Collins 336 Mt. Juliet Rd Mt Juliet Tn 37122

G 2.4.4 2 4

IDENTIF. REFERENCE

JAN 7 8 55 AM '81

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

Rochelle & Callis
ATTORNEYS
LEBANON and MT. JULIET
TENNESSEE

STATE OF TENNESSEE)
COUNTY OF WILSON)

I, or We, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $48,012.48 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Nellie Faye Griffin
Affiant

Subscribed and sworn to before me this the 2nd day of Jan., 19 81.

Marilyn A. Finch
NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-5-81

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5697 PAGE 797

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			48012.48-	CO
			124.80	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	131.30-
3624A01/07/81			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 2 4 4 2 4

IDENTIF. REFERENCE

JAN 7 8 55 AM '81

FELIX Z. WILSON, II
DAVIDSON COUNTY, TENN.

No. 800764