WARRANTY DEED

BOOK 5985 PAGE 918

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MRS. HELEN GRIFFIN, ET AL (NAME)	SAME (NAME)	155 Par 74
RT 5 POPLAR CREEK RD. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
NASHVILLE, TN. (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in consideration of love and affection, I, HELEN SONA GRIFFIN, do hereby transfer and convey unto my son, CHARLES W. GRIFFIN, JR., a six and 3/10 percent (6.3%) undivided interest as tenant in common in the following parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

A parcel of land in the 9th Civil District of Davidson County, Tennessee, on south side of the Poplar Creek Road, and being a portion of a 120-1/8 acre tract, of record in Book 1104, page 553, Register's Office for Davidson County, Tennessee.

Surveyed in May 1962 by S. H. Hutchinson, as follows:

Beginning at a corner fence stake, A. R. Castleman's Southwest corner in S. C. Claxton's west line, also C. W. Kempkau's corner; thence with C. W. Kempkau's line, as follows: South 85° 30' West 21 poles to a stake, with an Elm pointer; North 65° 30' West 34 poles to a stake, with a Box Elder pointer; North 65° 30' West 27.4 poles to a stake, with a large Poplar pointer; North 51° 30' West 18.3 poles to a stake, with a large double Cherry pointer; thence leaving C. W. Kempkau's line going North 11° 30' East 59.4 poles to a large Sugar Maple tree on south bank of a branch; thence North 2° East 38 poles, more or less, to a stake in Gus Griffin's line; thence with Gus Griffin's line as follows: South 12° East 12 poles to a stake; South 74° East 16.5 poles to a stake; North 42° East 27-7/8 poles to a stake; North 5° 30' East 10 poles to a point in the Poplar Creek Road, stake in line on South margin of said road; thence with the Poplar Creek Road South 85° East 52.5 poles, more or less, to a point on the South margin of road in S. C. Claxton's line; thence with S. C. Claxton's line South 3° 30' West 127.75 poles to the point of beginning, containing 64 acres, be the same more or less.

Being the same property conveyed to Charles W. Griffin and wife, Helen Sona Griffin, by deed from Idella Castleman of record in Book 3398, Register's Office for said county.

Included in the above description but expressly excluded from this conveyance are the following two tracts of land:

TRACT I: Beginning at an iron pipe in an existing fence corner, said point being the Southwest corner of property conveyed to Charles W. Griffin and wife, Helen Sona Griffin, by deed from Idella Castleman, of record in book 3398, page 197, Register's Office of said county, and the Southeast corner of the A. L. Castleman property; thence North 12° East 283 feet to an iron pipe; thence North 12°30' East 709 feet to a maple; thence North 2°40' East 633 feet to a tree; thence South 9°40' East 204 feet to a post; thence South 73°40' East 279 feet to a post; thence North 42° East 383 feet to a post; thence South 6°31' West 1877.5 feet to a point in an existing fence, the Northerly boundary of the Lewis H. Herndon property; thence North 75° West 50 feet to an iron pin with hickory and large wild cherry pointers; thence North 79°16' West 306 feet to a large poplar; thence North 15°30'

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value whichever is greater, for this transfer is $ 576.00

Subscribed and sworn to before me, this the 23rd day of December 1982

Affiant

My commission expires: 10/21/84 (Affix Seal)

Notary Public

West 298 feet to the point of beginning, containing 20 acres, more or less,

Being the same property conveyed to William P. Griffin and Blanche Martin Griffin by deed from Helen Sona Griffin of record in Book 4625, page 536, Register's Office for Davidson County, Tennessee.

TRACT II: A parcel of land in the 9th Civil District of Davidson County, Tennessee, on the south side of the Poplar Creek Road, and being a portion of a 64-acre tract of record in Book 3398, page 197, Register's Office for said County, surveyed the 4th day of January, 1963, by S. N. Hutchison, as follows:

Beginning at a point in the Poplar Creek Road, said point being South 85° East 296.5 feet from the Northwest corner of C. W. Griffin's 64-acre tract; thence South 2° West passing over an iron stake on the South margin of Poplar Creek Road 870.5 feet to an iron stake; thence South 85° East 200 feet to an iron stake; thence North 2° East 870.5 feet to a point in the Poplar Creek Road; thence with said Road North 85° West 200 feet to point of beginning, containing 3.99 acres, more or less,

Being the same property conveyed to C. F. Turner, Trustee, by deed from Charles W. Griffin and wife, Helen Sona Griffin, of record in Book 3559, page 131, Register's Office for Davidson County, Tennessee.

unimproved (X)
This is improved ( ) property, known as POPLAR CREEK RD. NASHVILLE, TN
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said CHARLES W. GRIFFIN, JR. *his heirs and assigns, forever.*

And I *do covenant with the said* CHARLES W. GRIFFIN, JR. *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And I, HELEN SONA GRIFFIN, *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* CHARLES W. GRIFFIN, JR. his *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand* ~~#~~ *this* 25th *day of* December, *19* 82, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Helen Sona Griffin
HELEN SONA GRIFFIN

THIS INSTRUMENT WAS PREPARED BY:

mail

WILLIAM P. GRIFFIN, IV
301 Trial Lawyers Building
430 Third Avenue, North
Nashville, TN 37201

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, William P. Griffin IV, a Notary Public in and for said County and State, the within named HELEN SONA GRIFFIN

the bargainor....., with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 25th day of December, 1982

William P. Griffin IV, Notary Public.

Commission Expires Jan 15, 1983

H 2 3 7.9 R

IDENTIF. REFERENCE

DEC 30 3 15 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5985 PAGE 921

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
			9576.00- CO	
			24.96 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	34.46-
8363A	12/30/82		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 2 3 7 9 6

IDENTIF. REFERENCE

DEC 30 3 15 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 918560