Field Book 2D-47867
Map & Parcel No. 136-10-85

SEND TAX STATEMENT TO:
Wachovia Mortgage Company
P. O. Box 3174
Winston-Salem, NC 27102

This Instrument Prepared By:
Gayle T. Moyer
City Hall Mall
Franklin, Tennessee 37064

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, a part of the consideration being the assumption by Grantees of payment of the balance owing on that certain deed of trust note dated February 26, 1983, payable to Commerce Union Bank, as more fully described in a deed of trust securing payment of said note, of record in Book 6014, page 268, Register's Office of Davidson County, Tennessee, said note and deed of trust having been assigned by unrecorded instrument to Wachovia Mortgage Company, which obligation the Grantees herein jointly and severally assume and agree to pay as part payment of the purchase price, we, FRANK W. GRIFFIN, JR. and wife, KAY R. GRIFFIN, have bargained and sold and by these presents do transfer and convey unto JIM L. JORDAN and wife, KAREN S. JORDAN, their heirs and assigns forever, the following described property, to wit:

> Land in Davidson County, Tennessee, being Lot No. 516 on the Plan of Priest Lake Park, Section VIII, as of record in Book 5200, page 418, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 516 fronts 100 feet on the easterly margin of Lanawood Drive and extends back 130 feet on the northerly line and 180 feet on the southerly line to a dead line in the rear measuring 111.80 feet thereon.
>
> Being the same property conveyed to Frank W. Griffin, Jr. and wife, Kay R. Griffin by deed from Philhall Corporation, of record in Book 6014, page 265, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto

belonging unto the said Grantees, their heirs and assigns forever.

AND WE DO COVENANT with the said Grantees, their heirs and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 1985 Metro taxes are a lien but are not yet due and payable.

2. Deed of trust executed by Frank W. Griffin, Jr. and wife, Kay R. Griffin to J. G. Palmer, Trustee, in favor of Commerce Union Bank, dated February 26, 1983 and recorded March 2, 1983 at 3:21 p.m. in Book 6014, page 268, Register's Office of Davidson County, Tennessee, to secure payment of a note in the original principal sum of $67,500.00, payable as therein specified, together with any terms, conditions, limitations or restrictions recited therein. Said note and deed of trust having been assigned by unrecorded instrument to Wachovia Mortgage Company and being the same indebtedness assumed by Grantees herein.

3. Restrictive covenants of Priest Lake Park, Section VIII, recorded in Book 5960, page 868, Register's Office of Davidson County, Tennessee.

4. All matters on the Plan of Priest Lake Park, Section VIII, of record in Book 5200, page 418, Register's Office of Davidson County, Tennessee, including owner's certificate, 30-foot minimum building setback line from Lanawood Drive and a 10-foot easement for public utility and drainage purposes along the rear line of lot, and a 2.5 x 25-ft. utility anchor easement located on the northerly and southwesterly corners of the lot.

5. All existing highway, roadway and utility easements.

6. All applicable zoning ordinances and building regulations.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and representatives, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

MAY 3 11 40 AM '85
DAVIDSON COUNTY, TN
IDENTIF. REFERENCE
J 0 1 5 9 3.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this the 3rd day of May, 1985.

Frank W. Griffin, Jr.

Kay R. Griffin

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Gayle S. Moya, a Notary Public in and for said County and State, the within named FRANK W. GRIFFIN, JR. and wife, KAY R. GRIFFIN, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, on this 3rd day of May, 1985.

Notary Public

My Commission Expires:

5-20-87

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I certify that the actual consideration or value, whichever is greater, for this transfer is the sum of $97,154.61.

Affiant

Sworn to and subscribed before me on this the 3rd day of May, 1985.

Notary Public

My Commission Expires:

5-20-87

New Owner's Address:

Mr. & Mrs. Jim L. Jordan
3520 Lanawood Drive
Nashville, Tennessee 37217

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 6548 PAGE 169

FOR _____

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

99154.61- CAPT.
257.92 CSTAX
.60 PRFEE
9.00 WDFEE
CHECK 257.42-
416IA05/03/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J0159 3

IDENTIF. REFERENCE

MAY 3 11 48 AM '85

REGISTER
DAVIDSON COUNTY, TN

No. 130933