23

Address New Owner as Follows:

Patricia D. Griffith
5118 Mt. View Rd.
Antioch, TN 37013

Send tax bills to:

SAME

Map & Parcel

Map 182
Parcel 132

8642 04/27/01 01:01 03CHECK 146.50
SD-30920

BOOK 7527 PAGE 5

WARRANTY DEED

FOR AND IN CONSIDERATION 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, William G. Fitzgerald and wife, Sara Jane Fitzgerald hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto the said Patricia D. Griffith and husband, William F. Griffith, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

A tract of land located in Metropolitan Nashville, Davidson County, Tennessee, being Tract Two as shown on a survey by Barry Greer and Associates, dated October 12, 1987, and more particularly described as follows:

Beginning at an iron pin set in the Northerly right-of-way of Old Hickory Boulevard, and being South 88 degrees 00' 00" West a distance of 155.17 feet as measured along said right-of-way from the southwest corner of the property conveyed to Patricia C. Smith by deed of record in Deed Book 5115, Page 629, R.O.D.C., Tennessee, and being the southeast corner of the property herein described, and proceeding as follows: with said right-of-way of Old Hickory Boulevard, South 88 degrees 00' 00" West, a distance of 50.00 feet to an iron pin; thence leaving said right-of-way and severing the land conveyed to James H. Martin etux by deed of record in Deed Book 6918, Page 904, North 00 degrees 53' 08" West a distance of 852.43 feet to an iron pin; thence North 02 degrees 01' 33" East, a distance of 536.29 feet to an iron pin; thence North 87 degrees 42' 05" West a distance of 157.55 feet to an iron pin set in the easterly line of the property conveyed to Janice Rose Jones by deed of record in Deed Book 5030, Page 378, R.O.D.C., Tennessee; thence with the line of said Jones, as generally marked by a wire fence, North 04 degrees 30' 10" East, a distance of 28.00 feet to an iron pin; thence continuing with said Jones North 02 degrees 42' 07" East, a distance of 223.79 feet to an iron pin; thence continuing with said Jones North 02 degrees 01' 06" East, a distance of 163.00 feet to an iron pin set in the centerline of an abandoned road, and being in the southerly line of the property conveyed to Claude Briley by deed of record in Deed Book 874, Page 648, R.O.D.C., Tennessee; thence with said Briley, North 88 degrees 33' 33" East, a distance of 359.25 feet to an iron pin, being the Northwest corner of the property conveyed to Patricia C. Smith by deed of record in Deed Book 5115, Page 629, R.O.D.C., Tennessee; thence leaving said Briley and with the westerly line of said Patricia C. Smith, South 02 degrees 00' 28" West a distance of 408.94 feet to an iron pin; thence leaving said Smith and severing the property conveyed to James H. Martin etux by deed of record in Book 6918, Page 901, and Deed Book 7394, Page 78, R.O.D.C., Tennessee, North 87 degrees 59' 32" West, a distance of 155.00 feet to an iron pin; thence South 02 degrees 01' 33" West a distance of 563.21 feet to an iron pin; thence South 00 degrees 53' 08" East, a distance of 850.00 feet to the beginning, containing 5.009 acres, more or less.

Being the same property conveyed to William G. Fitzgerald and wife, Sara Jane Fitzgerald, by deed from James H. Martin and wife, Gladys H. Martin, of record in Book 7394, Page 80, Register's Office for Davidson County, Tennessee.

This property is conveyed subject to all applicable local government planning, building and zoning regulations.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Patricia D. Griffith and husband, William F. Griffith, their heirs and assigns forever.

AND GRANTORS COVENANT that they are lawfully seized and possessed of said real estate, in fee simple, that they have a good right to convey it and that the same is unencumbered, unless otherwise herein set out.

AND GRANTORS DO further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said real estate against

the lawful claims of all persons whomsoever.

WHENEVER used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands on this the 25th day of April, 1988.

William G. Fitzgerald

Sara Jane Fitzgerald

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William G. Fitzgerald and wife, Sara Jane Fitzgerald, the within named 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 and official seal on this the 25th day of April, 1988.

NOTARY PUBLIC

My commission expires: 5/13/89

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $50,000.00.

x Affiant

Subscribed and sworn to before me this the 25th day of April, 1988.

NOTARY PUBLIC

My commission expires: 5/13/89

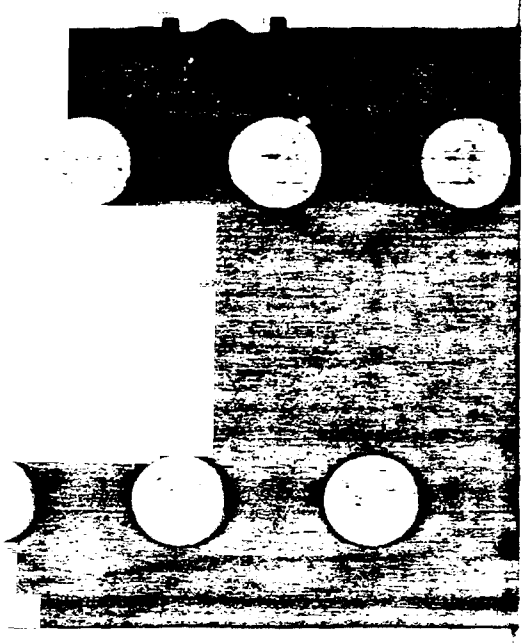
This instrument was prepared by:
Tom G. Coleman, Jr., Attorney
Coleman Real Estate Closing Service
9000 East Church Street
Brentwood, TN 37209

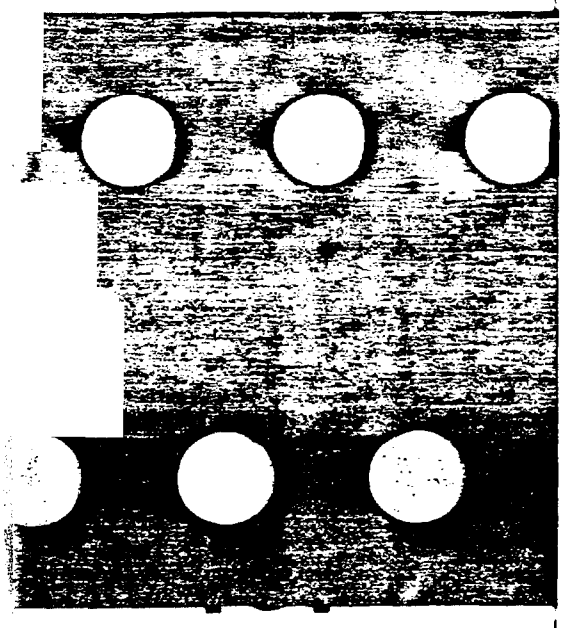
IDENTIFI REFERENCE

24828

APR 27 9 44 AM '88

FELIX Z WILKINSON REGISTER
DAVIDSON COUNTY, TN





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7527 PAGE 7

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
			CAMT	50000.00
			CON TX	140.00
			PRFEE	0.50
			WDEED	6.00
			TOTAL	146.50

CHECK 146.50

04/27/88 01 09:45 0001 8642

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

24828

IDENTIFT REFERENCE

APR 27 9 44 AM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 84722