This instrument prepared by:
MID-STATE TITLE & ESCROW, INC.
GAYLE T. MOYER, ATTORNEY, 128 HOLIDAY COURT, SUITE 125, FRANKLIN, TN 37064

1793 08/29 0101 03CHECK 194.60

SEND TAX STATEMENTS TO:
SOVRAN MORTGAGE CORPORATION
1512 WILLOW LAWN DRIVE
RICHMOND, VIRGINIA 23230-3479

NAME OF MORTGAGEE:
SOVRAN MORTGAGE CORPORATION
1512 WILLOW LAWN DRIVE
RICHMOND, VIRGINIA 23230-3479

ADDRESS NEW OWNERS:
C. RANDY GRIFFITH, JR.
1913 DAHLIA DRIVE
NASHVILLE, TN 37210

MAP 94-A, GROUP ___, PARCEL 36

BOOK 7637 PAGE 915

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF FIFTY SEVEN THOUSAND ($57,000.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, I, KEVIN LYLE HAMMERS, have this day bargained and sold and do hereby transfer and convey unto C. RANDY GRIFFITH, JR., UNMARRIED, his heirs and assigns, the following described property:

The following described tract or parcel of land, situated in Davidson County, Tenessee, to-wit:

Being Lot No. 30 on the Plan of Dahlia Gardens, which is of record in Book 2663, page 93, Register's Office of Davidson County, Tennessee, as follows:

Said Lot No. 30 fronts 85.0 feet and 18.7 feet on southerly margin of Dahlia Drive; and runs back between unparallel lines, the easterly line measuring 175.1 feet, the westerly line measuring 228.6 feet; to a rear line which measures 110.1 feet thereon.

Being the same property conveyed Kevin Lyle Hammers, an unmarried person, by quitclaim deed of Jean L. Hammers Hodges and husband George T. Hodges, of record in Book 6937, page 886, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said lands, with the improvements and appurtenances thereunto belonging to the said C. Randy Griffith, Jr., his heirs and assigns, forever.

AND GRANTOR COVENANTS with the said C. Randy Griffith, Jr., that he is lawfully seized and possessed of said land, in fee simple, has a good right to convey it, and that it is unencumbered, except as follows:

1. 1988 Davidson County Metropolitan taxes are a lien against the property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with grantor paying his prorata part thereof to grantee, who will be responsible for payment of said taxes when they become due. Map and Parcel No. 94-A/36; Field Book No. 03DZ 38675.

2. Restrictive covenants contained in instrument of record in Book 2856, page 63, Register's Office of Davidson County, Tennessee.

3. Matters appearing on the Plan of Dahlia Gardens, of record in Book 2663, page 93, said Register's Office, including the following: (a) 60 ft. minimum building setback line from Dahlia Drive; (b) 10 ft. public utilities easement lying along the rear boundary line; (c) 2.5 ft. X 20 ft. anchor easement located at the northeasterly corner of subject lot; (d) overhang easement; and (e) TVA easement.

4. Transmission Line easement of record in Book 1163, page 243, Register's Office of Davidson County, Tennessee.

AND GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to said property, to the said C. Randy Griffith, Jr., his heirs and assigns, against the lawful claims of all persons, whomsoever.

And I, Tammie S. Hammers, wife of Kevin Lyle Hammers, do hereby join in the provisions of this instrument for the purpose of transferring and quitclaiming unto the said C. Randy Griffith, Jr., any and all right, title and interest that I might have in the foregoing described property by reason of my marital status or otherwise.

Witness our hands on this the 29 day of August, 1988.

6273

TENNESSEE REGISTER

AUG 29 1 02 PM '88

RUSH

Kevin Lyle Hammers
KEVIN LYLE HAMMERS

Tammie S. Hammers
TAMMIE S. HAMMERS

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Kevin Lyle Hammers and wife, Tammie S. Hammers, 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 foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, on this the 29 day of August, 1988.

(SEAL) NOTARY PUBLIC AT LARGE

Cynthia M. Beard
Notary Public

My Commission Expires:
Feb. 11, 1990

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $57,000.00.

C. Randy Griffith jr.

Sworn to and subscribed to before me, on this the 29 day of August, 1988.

(SEAL) NOTARY PUBLIC AT LARGE

Cynthia M. Beard

My Commission Expires:
Feb. 11, 1990

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7637 PAGE 917

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6277 J

IDENTIFICATION

AUG 29 1 02 PM '88

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

CAMT	57000.00
CON TX	188.10
PRFEE	0.50
WDEED	6.00
TOTAL	194.60
CHECK	194.60

08/29/88 01 13:03 0001 1793

No. 128292