THIS INSTRUMENT PREPARED .. . . , , & , , ,
P. O. Box 1045, Hendersonville, TN 37077
(FROM INFORMATION PROVIDED BY THE PARTIES)

Mail

BOOK 7778 PAGE 52

WARRANTY DEED

NEW OWNER(S):	SEND TAX BILLS TO:	MAP & PARCEL NOS:
HAROLD EDWARD GRIFFIN, ET UX, PAULETTE GRIFFIN 872 Windsor Green Goodlettsville, TN 37072	SAME	Map 18-12-A-12.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, BRODIE WILKINSON and wife, MAVELLA H. WILKINSON, hereinafter referred to as Grantors, have this day bargained and sold, and do hereby transfer and convey unto the said HAROLD EDWARD GRIFFIN and wife, PAULETTE GRIFFIN, hereinafter referred to as Grantees, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

BEING Lot No. 12 on the Plan of Emerald Cove, a planned unit development, the plat of which is recorded in Book 6900, pages 629-631, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more accurate and complete description.

BEING the same property conveyed to Brodie Wilkinson by Quitclaim Deed from Wayne Wilkinson, of record in Book 7513, page 576, Register's Office for Davidson County, Tennessee; and by deed from Judy P. Adkins, Substitute Trustee, of record in Book 5989, page 686, said Register's Office.

MAVELLA H. WILKINSON, wife of BRODIE WILKINSON, joins in this conveyance for the purpose of conveying whatever marital interest she may have acquired in said property, if any.

This is unimproved property, known as: Lot 12, Emerald Cove,
Goodlettsville, TN 37072

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEES, their successors, heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as of record. We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said GRANTEES, their successors, heirs and assigns, against the lawful claims of all persons.

WITNESS our hands this 10th day of February, 1989, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Brodie Wilkinson
BRODIE WILKINSON

Mavella H. Wilkinson
MAVELLA H. WILKINSON

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $17,000.00 .

AFFIANT

Subscribed and sworn to before me,
this 21st day of February, 1989.

NOTARY PUBLIC

My Commission Expires: My Commission Expires July 9, 1989

10971.

IDENTIFICATION REFERENCE

Fa 23 11 53 AM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

9610 02/23 0101 03CHECK 62.60

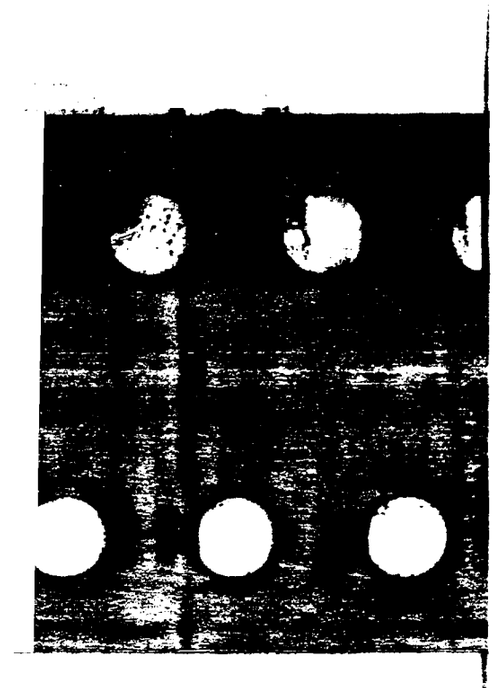
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

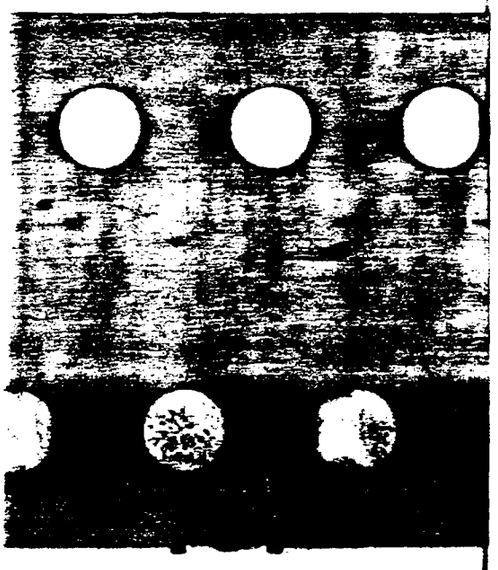
Before me, the undersigned, a Notary Public in and for said county and state, personally appeared BRODIE WILKINSON and wife, MAVELLA H. WILKINSON, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at office in Davidson, Tennessee, this 21st day of February, 1989.

NOTARY PUBLIC

My Commission Expires: My Commission Expires July 9, 1989





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

RECEIVED OF _____

FOR _____

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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	17000.00
CON TX	56.10
PRFEE	0.50
WDEED	6.00
TOTAL	62.60
CHECK	62.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 02/23/89 01 11:55 0001 9610

1097.1.

IDENTIFICATION REFERENCE

Feb 23 11 53 AM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 184045