STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 64,900.00

Steven E. Griffin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF July, 1989

Linda S. Harris
Notary Public Linda S. Harris

MY COMMISSION EXPIRES: September 26, 1992
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

LINDA S. HARRIS, ATTORNEY, ONE BURTON HILLS BLVD., SUITE 220, NASHVILLE, TN. 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven E. Griffin (NAME)	Bailey Mortgage Company (NAME)	91-15
5310 Elkins Avenue (ADDRESS)	200 South Lamar (ADDRESS)	52
Nashville, TN. 37209 (CITY) (STATE) (ZIP)	Jackson, MS 39215-1389 (CITY) (STATE) (ZIP)	12W00775

FOR AND CONSIDERATION OF THE SUM 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, WE, Mary Neidert, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Steven E. Griffin and wife, Sharon S. Griffin

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING part of Block No. 5 on the Realty Savings Bank and Trust Company's Revised Plan of West Extension of the Charlotte Park Company's First Addition to Nashville, as of record in Book 421, page 18, Register's Office for said County, and described as follows:

Beginning on the northerly margin of Elkins Avenue, formerly Second Avenue, at a point 270 feet east of the northeast corner of said Avenue and Richland Avenue, being the southeast corner of the lot conveyed to D.H. Lovell and wife, by deed from R.P. Sadler and wife, dated October 1, 1926, and of record in Book 742, page 622, said Register's Office; thence with the northerly margin of Elkins Avenue eastwardly 40 feet; thence northwardly 150 feet to a dead line; thence westwardly and parallel with Elkins Avenue 40 feet to said Lovell's northeast corner; thence with said Lovell's east line, southwardly 150 feet to the beginning.

Being the same property conveyed to Henry T. Neidert and wife, Mary Neidert, the said Henry T. Neidert having since died, by deed from J.H. Sutton and wife, Ola Sutton of record in Book 1417, page 613, Register's Office for Davdison County, Tennessee.

This conveyance is subject to any and all existing easments of record.

This is unimproved ( ) improved (XX) property, known as 5310 Elkins Avenue, Nashville, TN. 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 my hand this 31st day of July, 1989

Mary Neidert

Mary Neidert

BOOK 7914 PAGE 793

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary Neidert, a widow

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 31st day of July 19 89.

Commission expires September 26, 1992

Linda S. Harris Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public

57787

IDENTIF. TREFE...

AUG 15 8 42 ...

FELIX Z. WILSON ... REGISTER
DAVIDSON COUNTY TN.

5712 08/15 0101 03CHECK 221.17

WARRANTY DEED

FROM

Mary Neidert

TO

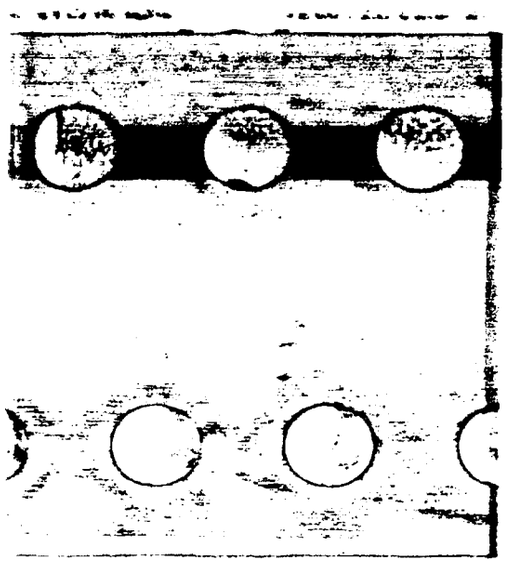
Steven E. Griffin and wife,
Sharon S. Griffin

RETURN TO:

Linda S. Harris, Attorney
One Burton Hills Blvd.
Suite 220
Nashville, TN. 37215

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

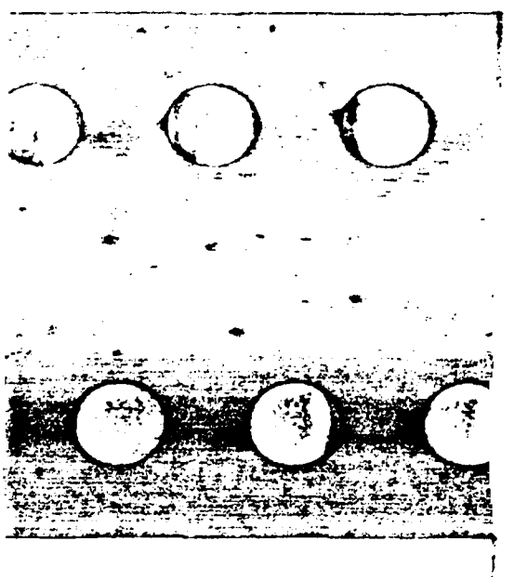
BOOK 7914 PAGE 794

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 64900.00
CON TX 214.17
PRFEE 1.00
WDEED 6.00
TOTAL 221.17
CHECK 221.17

08/15/89 01 08:44 0001 5712



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

577787

IDENTIF. TREFL[illegible]

AUG 15 8 42 A 89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 238987