FORM NO. WD-1

BOOK 8454 PAGE 353

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $74,000.00

James M. Griggs
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF September, 1991

Steve C Norris
Notary Public

MY COMMISSION EXPIRES: 5-28-95
(AFFIX SEAL)

Mail THIS INSTRUMENT WAS PREPARED BY Phone: 256-0220
Steve C Norris, Attorney at Law, 28 Middleton Street, Nashville, TN 37210
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NUMBERS
Lilia Quintana (NAME)	same (NAME)	
175 Jacksonian Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Map 74-12
Hermitage, TN 37076 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	Parcel 10

FOR AND IN 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, James McKinley Griggs and wife, Opal A. Griggs

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lilia S. Quintana

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:

Land in Davidson County, Tennessee, being Lot 757 on the Plan of Hermitage Hills, Section 7, as of record in Book 3300, page 62, Register's Office ofr Davidson County, Tennessee.

Beginning with a point in the northeasterly margin of Jacksonian Drive at the common corner of Lots 756 and 757; thence with the line between said two lots, 122.65 feet in a northeasterly direction to a point at the common corner of Lots 756, 757 and 758; thence with the lines between lots 757 and 758, 130.2 feet in a northwesterly direction to a point in the southeasterly margin of Bonnavent Drive; thence along said margin 84.42 feet in a southwesterly direction to a point which is the beginning of a curve; thence around said curve, 39.27 feet in a southeasterly direction to a point in the northeasterly margin of Jacksonian Drive; thence along said margin, 99.33 feet in a southeasterly direction to the point of beginning.

Being the same property conveyed to Virgel P. Vogel by deed from Larry E. Reed, Jr. et ux. of record in Book 4056, page 811 and by Divorce Decree of record in Book 4398, page 522, Reporters Office for Davidson County, Tennessee. Virgel E. Vogel Griggs entered into Quitclaim Deed to Phillip Saindon, Trustee, and from Phillip Saindon, Trustee to James McKinley Griggs and wife Virgel P. Griggs, as tenants by the entirety, of record in Book 4398, page 669, Registers Office for Davidson County, Tennessee. Virgel P. Griggs subsequently died while married to James McKinley Griggs. Said James McKinley Griggs subsequently remarried to Opal A. Griggs.

This is unimproved ( ) improved (X) property, known as 175 Jacksonian Drive, Hermitage, TN 37076
(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 our hands this 30th day of September, 1991

James McKinley Griggs

Opal A. Griggs

STATE OF TENNESSEE }
Davidson County }

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Personally appeared befcre me, the undersigned, a Notary Public in and for said County and State, the within named James McKinley Griggs and wife Opal A. Griggs

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 and official seal at Nashville, Tennessee, this 30th day of September, 19 91.

Commission Expires 5-28-95

Notary Public

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

James McKinley Griggs, and wife

Opal A. Griggs

TO

Lilia S. Quintana

5.1100

IDENTIFICATION REFERENCE

Oct 1 1 46 PM '91

ATTORNEYS TITLE A Minnesota Title Company

SUITE 175 — 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

9107 10/01 0101 03CHECK 280.80

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 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

CAMT 74000.00
CON TX 273.80
PRFEE 1.00
WDEED 6.00
TOTAL 280.80
CHECK 280.80

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/01/91 01 13:47 0001 9107

5.1.100.

IDENTIFICATION REFERENCE

OCT 1 1 46 PM '91

FELIX Z. WILSON, II REGISTER DAVIDSON COUNTY, TENN.

No. 463933