BOOK 9396 PAGE 594

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 124,275.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF June 94

Notary Public

MY COMMISSION EXPIRES: July 27, 1996
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Linda S. Harris, Attorney, 761 Old Hickory Blvd. Suite 305, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew Griffin (NAME)	Mortgage Service America Co. (NAME)	155-08-0-C
6721 Autumnwood Drive (ADDRESS)	545 Marriott Drive Ste. 140 (ADDRESS)	101.00CO
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Nashville, TN 37214 (CITY) (STATE) (ZIP)	09D80347

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, Lee Chira and William C. Demetree

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Andrew Griffin and wife, Valerie Jean 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:

Land in Davidson County, Tennessee, beign Lot No. 101 on the Plan of Poplar Creek Estates, Phase II, of record in Plat Book 6900, pages 339 thru 347, Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Lee Chira, an unmarried man and William C. Demetree by deed from Lee Chira, Trustee for Nashville Properties Partnership of record in Book 9224, page 58, Register's Office for Davidson County, Tennessee.

Subject to declaration of covenants, conditions and restrictions of record in Book 6474, page 346, Book 6486, page 587, Book 6662, page 433, Book 6804, page 536, Book 6987, page 966, Book 7270, page 648, and Book 7964, page 33, said Register's Office.

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

67352

IDENTIF. & REFERENCE

94 JUL -5 AM 8:23

FELIX Z. DOHENY, REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 6721 Autumnwood Drive, Nashville, TN 37221
(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 hand s this 29th day of June 19 94

Lee Chira by Robert M. Buchanan Jr Atty-in-Fact
Lee Chira

William C. Demetree by Robert M. Buchanan Jr
Atty in Fact
William C. Demetree

BOOK 9396 PAGE 595

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 Lee Chira and William C. Demetree by and through their lawful attorney in fact, Robert N. Buchanan, III

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at ~~Brentwood~~ Nashville, Tennessee, this 29th day of June 19 94.

Commission expires ~~July 27, 1996~~ May 28, 1995

Deborah A. Hughes
Notary Public

(as the free act and deed of Lee Chira and William C. Demetree)

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

2945 07/05 0101 032CHECK

468.81

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

RECEIVED OF _____

FOR _____ BOOK 9396 PAGE 596

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	124275.00
			CON TX	459.81
			PRFEE	1.00
			WDEED	8.00
			TOTAL	468.81
			CHECK	468.81

07/05/94 01 08:24 0001 2945

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

67352
IDENTIF. & REFERENCE

94 JUL -5 AM 8:23
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 809600