PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (kd) (Title No: 35624)
Dav. Co. File: Box 8

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/96

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 52500.00

Affiant

Sworn and subscribed before me this 19th day of August, 1994.

Notary Public

My Comm. Expires:

ADDRESS NEW OWNER:	**RESPONSIBLE FOR PAYMENT OF TAXES:**	**MAP-PARCEL NUMBERS**
James L. Griffaw Joan L. Griffaw 810 Bellevue Road, #294 Nashville, Tennessee 37221	North American Mortgage Company P. O. Box 808031 Petaluma, California 94975-8031	142-06B-294

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Charles H. Watkins, Jr. and spouse, Johnnie L. Watkins,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James L. Griffaw and spouse, Joan L. Griffaw,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

To Wit:

A certain condominium apartment in Davidson County, Tennessee being Unit No. 294, Building No. 55 and garage No. 3 on the plan of "Peppertree" Creekside Meadows Condominiums, of record in Book 4675, page 128-130, Register's Office for said County and to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Charles H. Watkins, Jr. and wife, Johnnie L. Watkins by deed from The Peppertree Company, a Tennessee Limited Partnership with the Bellevue Company, a Tennessee Corporation as its General Partner.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

The property herein conveyed is subject to the restrictions, easements, liens and other matters set forth in the Master Deed and By-Laws of record in Book 4834, Page 257, Book 4984, page 174, Book 5045, page 800, Book 5259, page 5, Book 6535, page 723, Book 5086, page 80, Book 6237, page 644, Book 6535, page 724, Book 6874, page 354 and Book 7610, page 973, said Register's Office, and to the matters set forth in the referenced Condominium Plan of record.

This instrument is executed on behalf of Johnnie L. Watkins by Charles H. Watkins, Jr. as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

This is improved property, known as: 810 Bellevue Road, #294, Nashville, Tennessee 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 19th day of August, 1994.

Charles H. Watkins, Jr.

Johnnie L. Watkins, By: Charles H. Watkins, Jr., Atty-In-Fact

State of Tennessee
County of Davidson

On this 19th day of August, 1994, before me the undersigned authority, personally appeared **Charles H. Watkins, Jr.**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution thereof to be [illegible] and deed.

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP 7/27/96

My Commission Expires: _____

Notary Public

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 **Charles H. Watkins, Jr.**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Johnnie L. Watkins**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this the 19th day of August, 1994.

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/96

Notary Public

My Commission Expires:_____

EXHIBIT "A"
To
WARRANTY DEED

FROM: Charles H. Watkins, Jr. and Johnnie L. Watkins

TO: James L. Griffaw and Joan L. Griffaw

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

Charles H. Watkins Jr.
Charles H. Watkins, Jr., Affiant

Sworn to and subscribed before me this

19th day of August, 1994.

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/96

Notary Public

My Commission Expires:_____

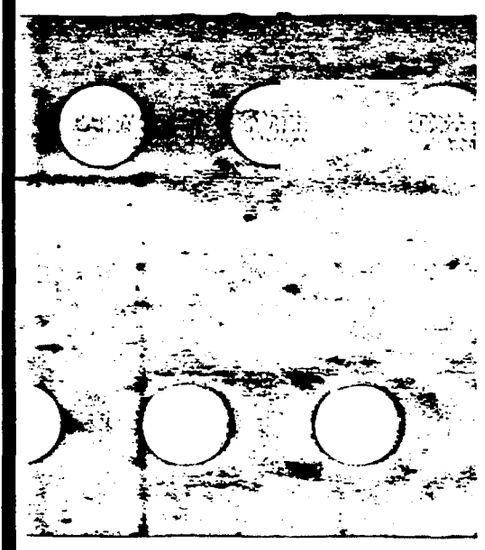
3788 08/23 0101 03CHECK 203.25

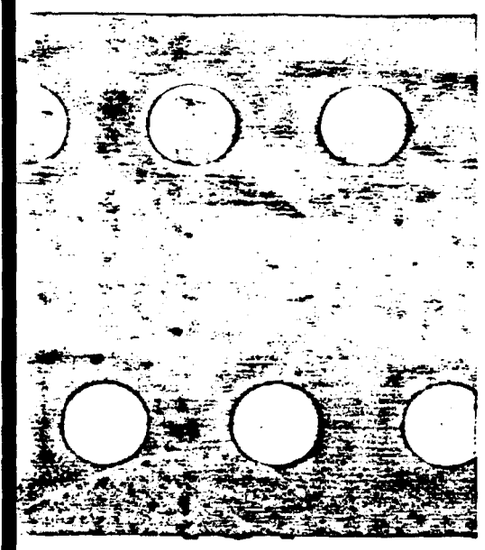
94 AUG 23 AM 11:06

REGISTER
DAVIDSON COUNTY, TN.

83813

IDENTIF. & REFERENCE





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

RECEIVED OF _____

FOR _____

BOOK 9443 PAGE 699

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 52500.00
CON TX 194.25
PRFEE 1.00
WDEED 8.00
TOTAL 203.25
CHECK 203.25

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/23/94 01 11:07 0001 0788

83813
IDENTIF. ↑ REFERENCE

94 AUG 23 AM 11:06
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 827211