SOB

This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

BOOK 9676 PG 690

ADDRESS NEW OWNER:
Katreda Griffin
605 Kay Court
Nashville, Tennessee 37211

SEND TAX BILL:
Mortgagee

MORTGAGEE:
First Trust Mortgage Company
6525 Quail Hollow Road
Memphis, Tennessee 38120

MAP AND PARCEL:
MAP 133-12
GROUP
PARCEL 317

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, David R. Lidyard and wife, Pamela R. Lidyard, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Katreda Griffin, an unmarried person, hereinafter called the Grantee, her 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 No. 47 on the Plan of Section Three, Addition to Greenwood Hills, of record in Book 5200, page 33, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to David R. Lidyard and wife, Pamela R. Lidyard by deed from Marbut Glenn Gaston, Jr., Trustee with full power to mortgage, sell, encumber, restrict and/or convey without the joinder of any beneficiary, as of record in Book 5491, page 583, Register's Office for Davidson County, Tennessee.

This is improved property known as 605 Kay Court, Nashville, TN 37211.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. 1995 taxes, a lien but not yet due and payable.
2. Subject to Restrictive Covenants of record in Book 5259, page 933, said Register's Office.
3. Subject to Plan of record in Book 5200, page 33, said Register's Office

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Katreda Griffin, an unmarried person, her heirs and assigns, forever; and we, David R. Lidyard and wife, Pamela R. Lidyard, do covenant with the said Grantee 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 Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BOOK 9676 PG 691

Witness our hands this the 18th day of May, 1995.

David R. Lidyard

Pamela R. Lidyard

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named David R. Lidyard and wife, Pamela R. Lidyard, 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 18th day of May, 1995.

NOTARY PUBLIC

My Commission Expires: Nov 20, 1996

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

2825 05/19 0101 03CHECK 334.60

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 88,000.00.

AFFIANT

Subscribed and sworn to before me
this 18th day of May, 1995.

NOTARY PUBLIC

My Commission Expires: Nov 20, 1996

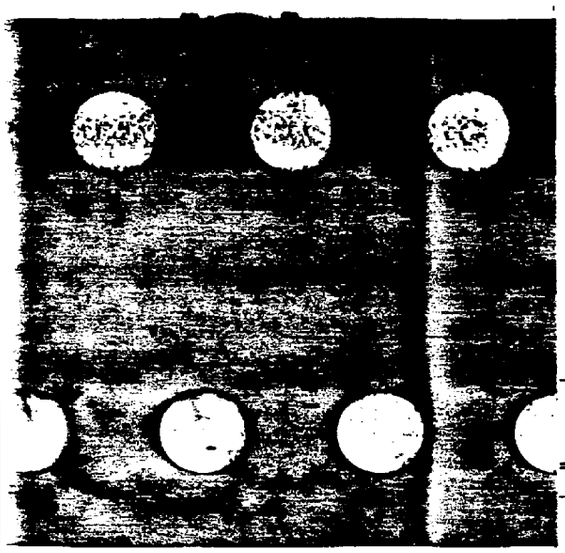
R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

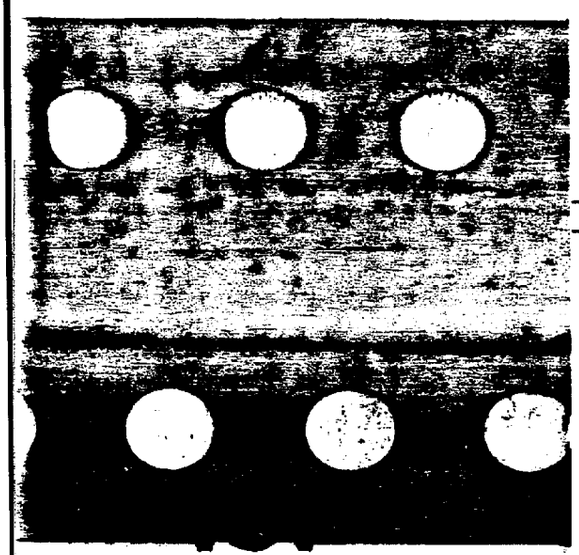
95 MAY 19 AM 11:43

FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. # REFERENCE

00062394





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

RECEIVED OF _____

FOR _____

BOOK 9676 PG 692

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 88000.00
CON TX 325.60
PRFEE 1.00
WDEED 8.00
TOTAL 334.60
CHECK 334.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/19/95 01 11:45 0001 2825

0062394
IDENTIF. ↑ REFERENCE

95 MAY 19 AM 11:43
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 912174