This Instrument Prepared By:
CATHERINE C. HERSHEY
Law Offices of
ROBERT L. CALLIS
2745 N. Mt. Juliet Road
P. O. Box 726
Mt. Juliet, TN 37122-0726
(615) 758-5832

BOOK 9689 PG 811

ADDRESS NEW OWNER:
BEVERLY S. GRIFFIS, JR. and EMILY J. GRIFFIS
907 Chase Blvd.
Hermitage, Tennessee 37076

SEND TAX BILL:
To Owner

MORTGAGEE:
NONE

MAP AND PARCEL:
MAP 64-11-A
PARCEL 7
FB# 4D-92013

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) 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 O. FOX and wife, KELLEY A. FOX, hereinafter called the GRANTORS, have this date bargained and sold, and by these presents do hereby bargain, sell, transfer and convey unto BEVERLY S. GRIFFIS, JR. and wife, EMILY J. GRIFFIS, 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 No. 7 on the Plan of Caleb Chase, a Planned Unit Development, as of record in Plat Book 6250, Page 821 and 822, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to James O. Fox and wife, Kelley O. Fox by deed from Continental Development and Construction, Inc. of record in Book 9001, Page 902, said Register's Office.

This is improved property known as 907 Chase Blvd., Hermitage, TN 37076.

This conveyance is made subject to the following:

1. 1995 County Taxes, which have been prorated and assumed by the Grantees.

2. Setback lines, owners certificate, easements and other encumbrances contained in the Plan of Caleb Chase, a Planned Unit Development, of record in Plat Book 6250, Pages 821 and 822, Register's Office of Davidson County, Tennessee.

3. Storm Water Detention Agreement of record in Book 6548, page 557, Register's Office for Davidson County, Tennessee.

4. Declaration of Covenants, Conditions and Restrictions and By-Laws for Caleb Chase of record in Book 6777, Page 453, corrected in Book 6783, page 805, and amended in Book 7189, page 553, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, together with all the appurtenances, estate, title and interest thereto belonging unto the said BEVERLY S. GRIFFIS, JR. and wife, EMILY J. GRIFFIS, their heirs and assigns, forever; and we, JAMES O. FOX and wife, KELLEY A. FOX, do further covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good and lawful right to sell and convey same, and that same is unencumbered, unless otherwise set out herein; and do further covenant and bind ourselves, and 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 shall include the

plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 31st day of May, 1995.

BOOK 9689 PG 812

JAMES O. FOX

KELLEY A. FOX

STATE OF TENNESSEE)

COUNTY OF WILSON)

Personally appeared before me, the undersigned, Notary Public in and for said County and State, JAMES O. FOX and wife, KELLEY A. FOX, with whom I am personally acquainted, and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand, at Office, this 31st day of May, 1995.

NOTARY PUBLIC

My Commission Expires: January 25, 1997

STATE OF TENNESSEE)

COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $ 108,900.00.

AFFIANT

Subscribed and sworn to before me on this 31st day of May, 1995.

NOTARY PUBLIC

My Commission Expires: January 25, 1997

00664,53

IDENTIF. & REFERENCE

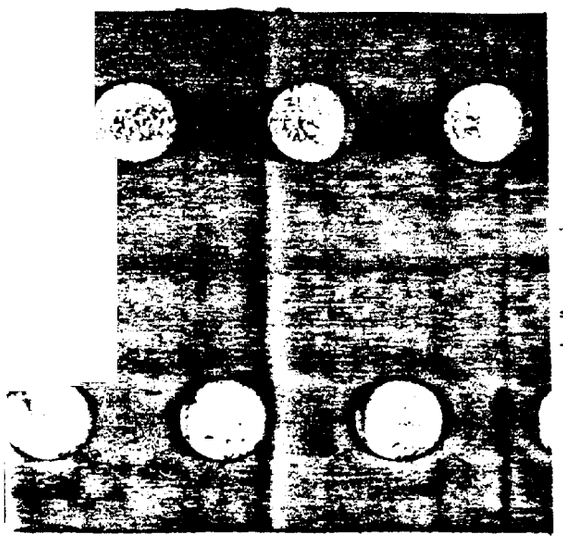
95 JUN -2 PM 2:31

FELIX Z. [illegible] II REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

7238 06/02 0101 03CHECK 411.93

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



RECEIVED OF _____

FOR _____

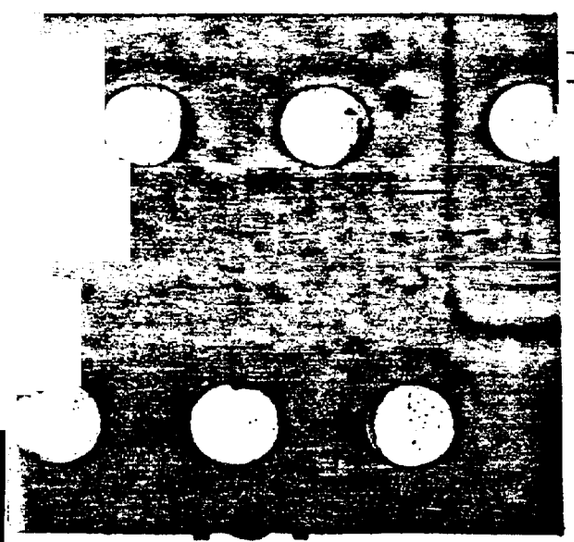
BOOK 9689 PG 813

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 108900.00
CON TX 402.93
PRFEE 1.00
WDEED 8.00
TOTAL 411.93
CHECK 411.93

06/02/95 01 14:32 0001 7238



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0066453
IDENTIF. ↑ REFERENCE

95 JUN -2 PM 2:3
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 916539