2.44 **THIS INSTRUMENT PREPARED BY:** **George V. Crawford,Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $305,000.00. Dancy L Jones **Affiant** Subscribed and sworn to before me, this 31st day of July, 1995. Betty R Grimes Notary Public My Commission Expires: 9/30/95

Address New Owner As Follows: James R. Griggs and wife, Dancy L. Jones 5209 Shenandoh Court Nashville, TN 37220	Send Tax Bills To: PNC Mortgage Corp. of America P. O. Box 8111 Vernon Hills, IL60061	Map-Parcel Number: 145-15-0A 023.00CO 7D 41070

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JANE SMITH AND HUSBAND, THOMAS SMITH,** hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **JAMES R. GRIGGS AND WIFE, DANCY L. JONES,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land Davidson County, Tennessee, being Unit 6A of Stratford Place Residential Condominiums, as described in the Master Deed establishing a Horizontal property Regime of Stratford Place Residential Condominium, of record in Book 6472, page 47, Register's Office for Davidson County, Tennessee, being a Horizontal Property Regime, together with all rights, interest and appurtenances thereto, including but not limited to the undivided interest in the common elements thereof, as set out in the aforesaid Master Deed of record in Book 6472, page 47, Register's Office for said County, as amended by Amendment to Master Deed of record in Book 7140, page 592, re-recorded in Book 7234, page 801, further amended by Second Amendment to Master Deed of record in Book 7353, page 472; further, amended by Third Amendment to Master Deed of record in Book 7426, page 234; and further amended by Fourth Amendment to Master Deed of record in Book 7756, page 116, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Thomas Smith and wife, Jane Smith by deed from STM Stratford Place Partners, a Kentucky partnership of record in Book 6818, page 615, Register's Office for said County; the said Thomas Smith having quitclaimed his interest in subject property to Jane Smith by quitclaim deed of record in Book 8057, page 584, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 1995 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Master Deed of record in Book 6472, page 47, as amended in Book 7140, page 592, re-recorded in Book 7234, page 801, and further amended in Book 7353, page 472; Book 7426, page 234 and Book 7756, page 116, Register's Office for Davidson County, Tennessee.

3. Deed of Conveyance to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 8128, page 23, Register's Office for said County.

4. Easement conveyed by right-o-fway deed from The Louisville & Nashville Railroad Company of record in Book 1260, page 518, Register's Office for said County.

5. Agreement to Maintain Private Access Drive of record in Book 6430, page 601, Register's Office for said County.

6. Right-of-way easement conveyed to South Central Bell Telephone Company of record in Book 6507, apge 851, Register's Office for said County.

7. Rights of others in and to the common elements.

This is improved property known as 5209 Shenandoah Court, Nashville, TN 37220.

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 28th day of July, 1995.

Jane Smith

Thomas Smith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JANE SMITH,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 28th day of July, 1995.

Notary Public

My Commission Expires: 9/21/96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **THOMAS SMITH,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 28th day of July, 1995.

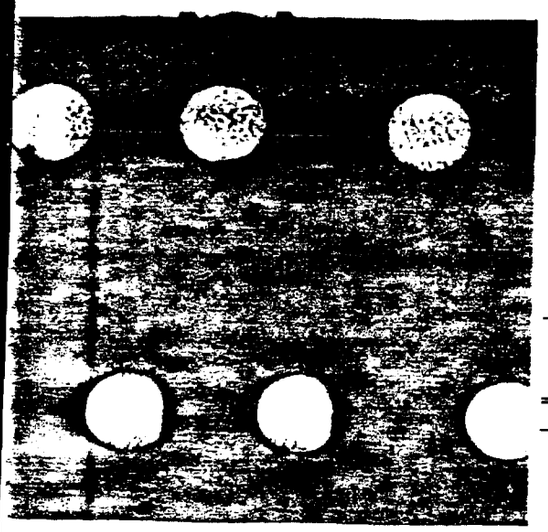
Notary Public

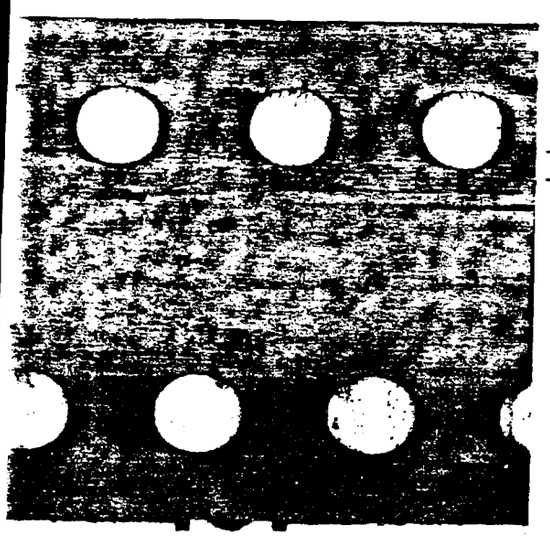
My Commission Expires: 9/21/96

00846411
IDENTIF. & REFERENCE

95 AUG -1 PM 12:19
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

721.7 08/01 0101 03CHECK 1141.50





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

RECEIVED OF _____

FOR _____

BOOK 9747 PG 251

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 305000.00
CON TX 1128.50
PRFEE 1.00
WDEED 12.00
TOTAL 1141.50
CHECK 1141.50

08/01/95 01 12:20 0001 7217

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0084641
IDENTIF. ↑ REFERENCE

95 AUG -1 PM 12:19
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 936255