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

BOOK 9798 PG 853

ADDRESS NEW OWNER:
Sean L. Griffin, Jerry L. Griffin,
and Filiz A. Griffin
483 Hickory Glade Drive
Antioch, Tennessee 37013

SEND TAX BILL:
To Mortgagee

MAP AND PARCEL:
MAP 162-1-C
GROUP
PARCEL 97 CO

MORTGAGEE:
Countrywide Funding Corporation
718 Thompson Lane, Suite 105
Nashville, Tennessee 37204

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, I, Myrtle Irene Beard, an unmarried person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Sean L. Griffin, , an unmarried person, and Jerry L. Griffin, and wife, Filiz A. 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:

> A Certain Planned Unit Development in Davidson County, Tennessee, being Unit No. 97 on the Plan of Phase 2, Hickory Glade, of record in Book 6250, page 888, as amended in Book 6900, page 803, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Myrtle Irene Beard, an unmarried person by deed from Bobby D. Dockins and wife, Dottie Dockins, as of record in Book 8434, page 340, Register's Office for Davidson County, Tennessee.

This is improved property known as 483 Hickory Glade Drive, Antioch, TN 37013.

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. Subject to 1995 Metropolitan Government Property taxes and subsequent years thereafter.
2. Restrictive Covenants contained in an instrument of record in Book 6824, page 929 and re-recorded in Book 6898, page 896; Book 6824, page 952; Book 6898, page 919; Book 6898, page 920 and Book 6957, page 473, Register's Office for Davidson County, Tennessee, omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.
3. Subject to all matter shown on the Plan of record in Book 6250, page 888 and 889 and amended in Book 6900, page 803, in said Register's Office.

4. Storm Water Detention Agreement of record in Book 6796, page 991, Register's Office for Davidson County, Tennessee.

5. By-Laws of Hickory Glade, Phase One, Homeowner's Association, Inc., of record in Book 6878, page 390, said Register's Office.

6. Sanitary sewer and/or storm drainage easement of record in Book 7384, page 941; Book 6421, page 966 and Book 6255, page 611, in said Register's Office.

7. Quitclaim of common areas and conveyances in Book 7260 page 72 and Book 6898, page 921, as re-recorded in Book 6899, page 562, said Register's Office.

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TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Sean L. Griffin, , an unmarried person, and Jerry L. Griffin, and wife, Filiz A. Griffin, their heirs and assigns, forever; and I, Myrtle Irene Beard, an unmarried person, do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my 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 my hand this the 18th day of September, 1995.

Myrtle Irene Beard

95 SEP 19 PM 12:00
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. → REFERENCE
0101667

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Myrtle Irene Beard, an unmarried person, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 18th day of September, 1995.

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

NOTARY PUBLIC

My Commission Expires:
LARGE 2/4/1996

BOOK 9798 PG 855

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 70,500.00.

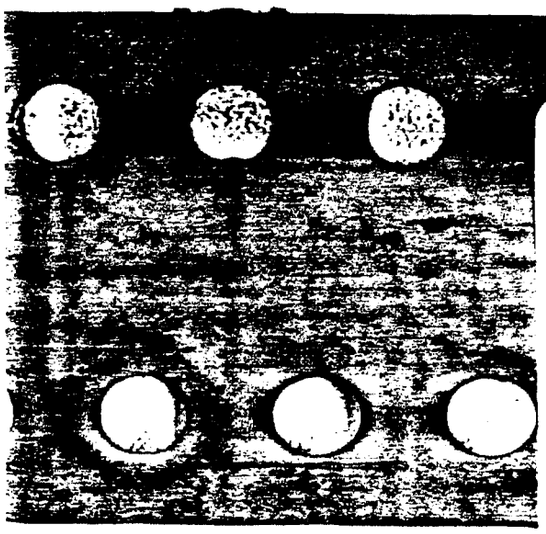
AFFIANT

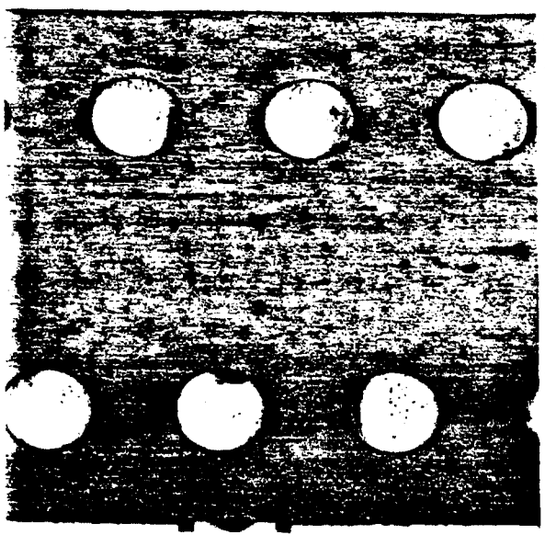
Subscribed and sworn to before me
this 18th day of September, 1995.

NOTARY PUBLIC
My Commission Expires: Nov. 20, 1996

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

3509 09/19 0101 03CHECK 273.85





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

RECEIVED OF _____

FOR _____

BOOK 9798 PG 856

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 70500.00	
			CON TX 260.85	
			PRFEE 1.00	
			WDEED 12.00	
			TOTAL	273.85
			CHECK	273.85

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/19/95 01 12:00 0001 5609

01011667
IDENTIF. ↑ REFERENCE

95 SEP 19 PM 12:00
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 954453