PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

BOOK 10107 PG 61

W & I Ref: (ljh) Title No: 37906
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Deborah C. Brannan 108 Summit Ridge Court Nashville, TN 37215	SUNTRUST BANK, NASHVILLE, N. A. 201 Fourth Avenue North Nashville, TN 37219

TAX MAP-PARCEL NUMBERS: 131-5-B-108

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 **Kimberly R. Griggs, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Deborah C. Brannan, unmarried,** 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 condominium apartment in Davidson County, Tennessee, being Unit No. 108 on the plan of Four Seasons Condominiums, of record in Book 5050, page 30 and as Exhibit "D" to the Master Deed of record in Book 6841, page 349, Register's Office for said County to which plan and said Exhibit "D" reference is made for a complete description thereof.

BEING the same property conveyed to Kimberly R. Griggs by deed from Clarence Sutherland of record in Book 8285, page 750, Register's Office for Davidson County, Tennessee.

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 6841, Page 349 as amended in Book 6847, page 122, said Register's Office, and to the matters set forth in the referenced Condominium Plan of record.

This is improved property, known as: 108 Summit Ridge Court, Nashville, TN 37215

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 28th day of June, 1996.

Kimberly R. Griggs

State of Tennessee
County of Davidson

On this 28th day of June, 1996, before me the undersigned authority, personally appeared **Kimberly R. Griggs**, 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 as a free act and deed.

My Commission Expires: _____ Notary Public

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

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 82000.00

Deborah C. Brown
Affiant

Sworn and subscribed before me on the 28th day of June, 1996.

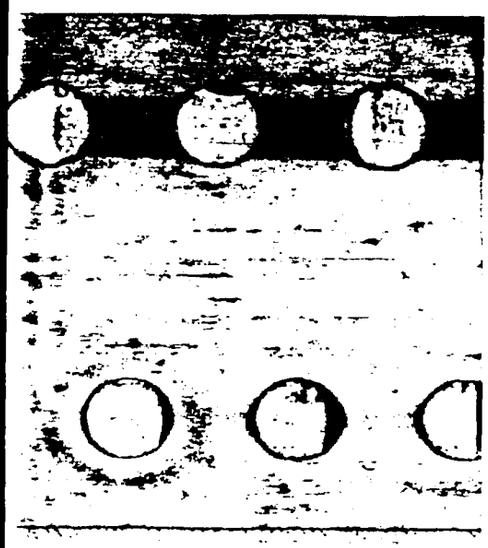
Notary Public

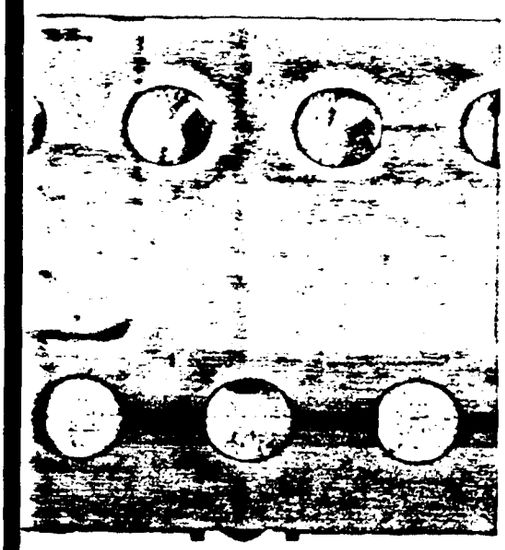
My Commission Expires: _____

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

96 JUL -2 AM 9:38

0199228





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10107 PG 63

CO	CONVEYANCE	CC	CERTIFIED COPY	MISC	MISCELLANEOUS
MT	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

CHRT 82000.00
CON TX 303.40
PRFEE 1.00
MTGFEE 8.00
TOTAL 312.40
CHECK 312.40

07/02/96 01 09:41 0001 0476

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0199228

IDENTIFICATION REFERENCE

96 JUL -2 PM 9:38

REGISTER
DAVIDSON CO. TN.

No. 1058211