BOOK 10170 PG 902

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** Third Floor 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 $154,000.00 Bruce A Griffy **AFFIANT** Subscribed and sworn to before me, this 23rd day of August, 1996. Notary Public My Commission Expires: 4/27/99

Address New Owners As Follows:	**Send Tax Bills To:**	**Map-Parcel Number:**
Bruce A. Griffy 7408 Birkdale Place Nashville, TN 37221	First Federal Bank, FSB, d/b/a The Bank of Green Hills 4205 Hillsboro Road, Suite 101 Nashville, TN 37205	142-10-149

WARRANTY DEED

1958 08/28 0101 03CHECK 578.80

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **SOUTH HARPETH CONSTRUCTION CO., INC., a Tennessee corporation,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **BRUCE A. GRIFFY**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 3 on the plan of Birkdale Place Subdivision, of record in Book 7900, page 971, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being a part of the property covneyed to South Harpeth Construction Co., Inc., by deed from Wolfgang Sauermann of record in Book 9648, page 705 Register's Office for Davidson County, Tennessee.

1. 1996 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 7900, page 971, Register's Office for said County.

3. Restrictive covenants of record in Book 9567, page 542, Register's Office for said County.

4. Sanitary sewer easement of record in Book 5258, page 250, Register's Office for said County.

5. Agreement for Didication of Easement for Sewer Line of record in Book 9567, page 545, Register's Office for said County.

This is improved property known as 7408 Birkdale Place, Nashville, Tennessee 37221.

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, his heirs and assigns, forever; and it covenants with the said Grantee that it is lawfully seized 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; and further covenants and binds itself, its heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this 23rd day of August, 1996.

SOUTH HARPETH CONSTRUCTION CO., INC.
a Tennessee corporation

By: _____
Joel Wilson, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOEL WILSON**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **PRESIDENT** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 23rd day of August, 1996.

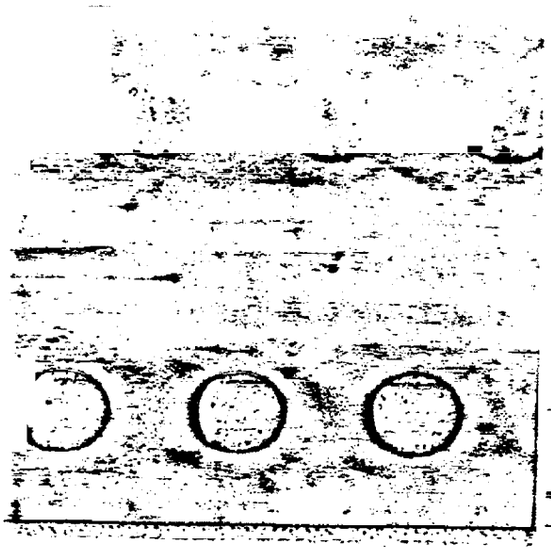
_____
Notary Public

My Commission Expires: 11/27/99

GEORGE V. CRAIG NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN.

0219151
IDENTIF. A REFERENCE

96 AUG 28 PM 4:05
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.



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

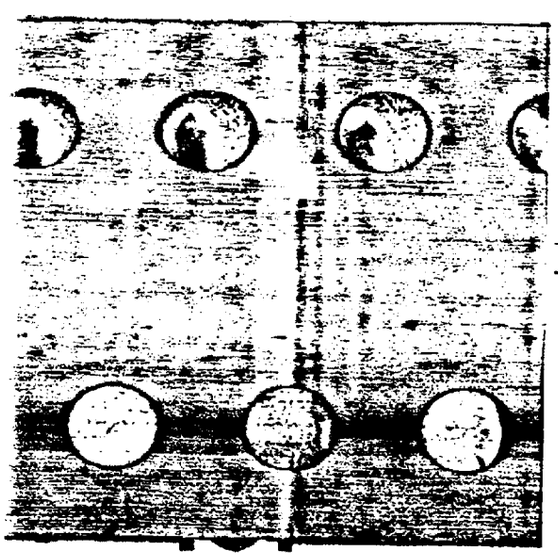
RECEIVED OF _____

FOR _____

BOOK 10170 PG 904

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 154000.00
CON TX 569.80
PRFEE 1.00
WDEED 8.00
TOTAL 578.80
CHECK 578.80

08/28/96 01 16:10 0001 1958

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0219151
IDENTIF. ↑ REFERENCE

96 AUG 28 PM 4:05
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1024489