268

BOOK 10199 PG 58

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Walter Allen Griggs and wife, Jennifer Murphy Griggs 408 E. Thompson Lane Nashville, TN 37211	FT Mortgage Companies d/b/a First Tennessee Mtg. Company, Inc. P.O. Box 146 Memphis, TN 38101	Map 119-040 Parcel 088.00

This instrument prepared by: Robert J. Notestine III, Attorney
104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, Hazel Briggs, widow (The "Grantor") have bargained and sold, and by these presents do transfer and convey unto Walter Allen Griggs and wife Jennifer Murphy Griggs (the "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 117 on the Map of Section Three, Glencliff Estates, as of record in Book 1424, page 1, Register's Office for said County.
Said Lot No. 117 fronts 100 feet on the easterly side of Thompson Lane and runs back between lines, 227.2 feet on the northerly line and 318.3 feet on the southerly line, to a dead line in the rear, measuring 135.3 feet thereon.

Being the same property conveyed to John G. Briggs and wife, Hazel Briggs by Warranty Deed from L. B. Jones and wife, Robbye R. Jones of record in Book 1762, Page 457, Register's Office for Davidson County, Tennessee.

The said John G. Briggs has since died, and upon his death, title was vested in Hazel Briggs as the sole surviving tenant by the entirety.

This description was the same as was used in the last deed of record.

This conveyance is subject to taxes for the year 1996 and subsequent years, easements and restrictive covenants of record.

This is improved property commonly known as 408 E. Thompson Lane, Nashville, Tennessee 37211.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $90,000.00.

Affiant

Subscribed and sworn to before me this 17th day of September, 1996

Notary Public

My Commission Expires 10-12-99

E. SPRUILL NOTARY PUBLIC AT LARGE WILLIAMSON CO. TN

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' heirs and assigns, forever.

And Grantor does covenant with the said Grantees that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 17th day of September, 1996.

Mrs. Hazel Briggs
Hazel Briggs

STATE OF TENNESSEE}
COUNTY OF Davidson}

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Hazel Briggs, widow,** 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 instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville Tennessee, this 17th day of September, 1996.

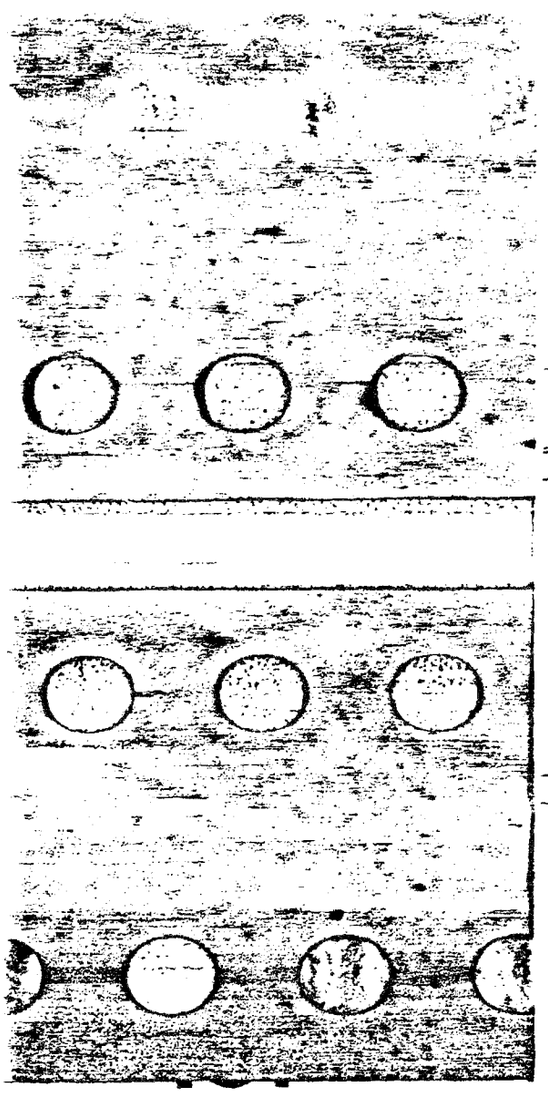
J E Jarnagin
NOTARY PUBLIC

My Commission Expires: 10-12-99

0227960
IDENTIF. & REFERENCE

96 SEP 23 AM 10:24
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

1375 09/23 0101 03CHECK 342.00



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

RECEIVED OF _____

FOR _____

BOOK 10199 PG 60

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	90000.00
			CON TX	333.00
			PRFEE	1.00
			WDEED	8.00
			TOTAL	342.00
			CHECK	342.00
09/23/96		01	10:27 0001	1375

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0227960
IDENTIF. # REFERENCE

96 SEP 23 AM 10: 25

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 1033786