0253510 Box 50-B

IDENTIF. & REFERENCE

This Instrument Prepared By:
Bankers Title & Escrow Corp.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

96 DEC -6 PM 2:30

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

ADDRESS NEW OWNER:
Pamela Griffith
1703 16th Avenue, North
Nashville, TN 37208

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Nashville Area Habitat for Humanity, Inc.
1103 Chapel Avenue
Nashville, TN 37206

MAP AND PARCEL:
MAP 81-11
GROUP
PARCEL 255

SPECIAL WARRANTY DEED

BOOK 10283 PG 476

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, NASHVILLE AREA HABITAT FOR HUMANITY, INC., a Tennessee nonprofit corporation, hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto PAMELA GRIFFITH, an unmarried person, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee being Lot No. 345 on the Map of D.T. McGavocks & Others' Addition, as of record in Book 21, page 41, said Register's Office, to which plan reference is hereby made for a more complete description.
>
> Included in the above, but expressly excluded thereform is that portion thereof described in the Deed from Lottie V. Hyde to Della M. Dace of record in Book 4822, page 431, said Register's Office.
>
> Being the same property conveyed to Nashville Area Habitat for Humanity, Inc., by deed from Bettie Mae Hyde, now known as Bettie Hyde Goodson (and Betty Hyde Goodson) as to an undivided 1/2 interest, and Bettie Hyde Goodson, as Trustee for Carmen Stadaker and Colleen Henderson with full power of sale, as to an undivided 1/2 interest of record in Book 10130, page 851, said Register's Office for Davidson County, Tennessee.

The subject property is improved property, known as 1703 16th Avenue, North, Nashville, Tennessee 37208.

This conveyance is made subject to the following:

1. Subject to 1997 property taxes and subsequent years thereafter.

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, her heirs and assigns, forever; and Grantor does covenant with the Grantee 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, unless otherwise herein set out; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful

claims of all persons claiming by, through or under Grantor, but no further or otherwise. 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 my hand this 6th day of December, 1996.

NASHVILLE AREA HABITAT FOR HUMANITY, INC.

By: Denise Siroky, President
Denise Siroky, President

BOOK 10283 PG 477

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Denise Siroky, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she 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 6th day of December, 1996.

NOTARY PUBLIC

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

My Commission Expires: Sept. 23, 2000

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $56,000.00.

Affiant

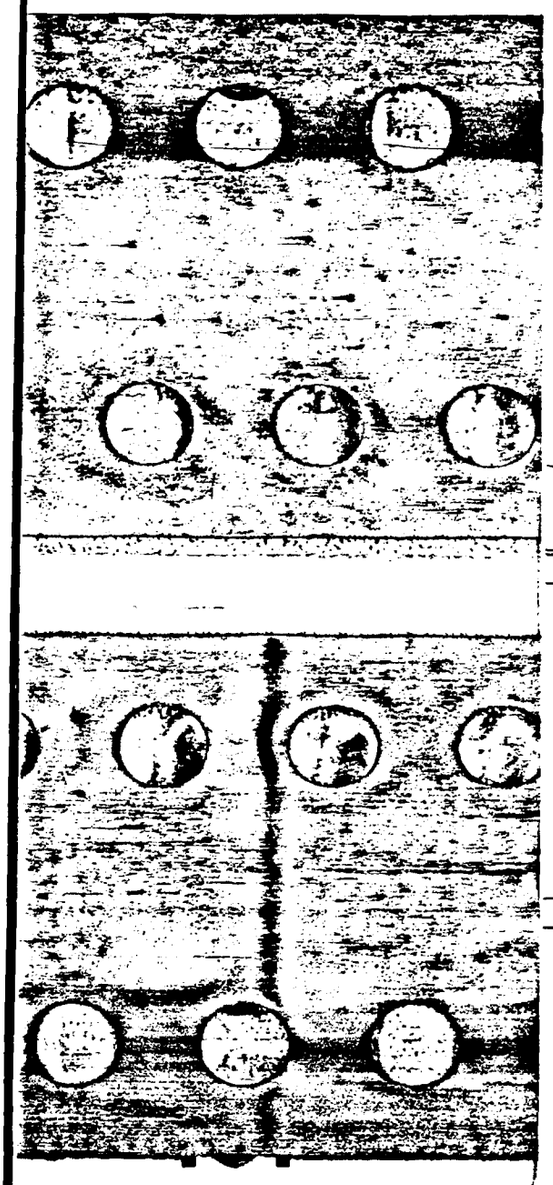
Subscribed and sworn to before me, this 6th day of December, 1996.

NOTARY PUBLIC

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

My Commission expires: Sept 23, 2000

3006 12/06 0101 03CHECK 216.20



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

RECEIVED OF _____

FOR _____

BOOK 10283 PG 478

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 56000.00
				CON TX 207.20
				PRFEE 1.00
				WDEED 8.00
				TOTAL 216.20
				CHECK 216.20
			12/06/96 01	14:29 0001 3006

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0253510
IDENTIF. # REFERENCE

96 DEC -6 PM 2:30
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1095652