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WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 86,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF December 19 96

Notary Public

MY COMMISSION EXPIRES: 3/19/98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
CHARLES HILL BEATY BPR#2282, 5550 FRANKLIN ROAD, SUITE 103, NASHVILLE, TN 37220

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CHARLES R. GRIFFIN (NAME)	~~SAME~~ Charles R. Griffin (NAME)	MAP 161-09
412 HILL ROAD (ADDRESS)	1004 Green Hills Cove (ADDRESS)	PARCEL 109.00
NASHVILLE, TENNESSEE 37220 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, MICHAEL P. WAGGONER AND WIFE, SHANNON D. WAGGONER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHARLES R. GRIFFIN AND WIFE, SONIA C. SMITHSON-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:

Land in Davidson County, Tennessee, being Lot No. 6B on the Plan of the zone for division of Lots 1, 3, 5 and 6, Section One, Brentwood Meadows of record in Plat Book 6250, page 192, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Michael P. Waggoner and wife, Shannon D. Waggoner by deed from Vincent Zuccaro of record in Book 9053, page 970, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 6291, Page 292, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year, which have been prorated and paid by the Grantor(s) herein.

7553 12/19 0101 03CHECK 329.05

unimproved ( )
This is improved (X) property, known as 412 HILL ROAD, NASHVILLE, TENNESSEE 37220
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 17th day of December, 19 96

Michael P. Waggoner
MICHAEL P. WAGGONER

Shannon D. Waggoner
SHANNON D. WAGGONER

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 MICHAEL P. WAGGONER AND WIFE, SHANNON D. WAGGONER

the bargainor S with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 17th day of December 19 96.

Commission expires 9/12/99

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

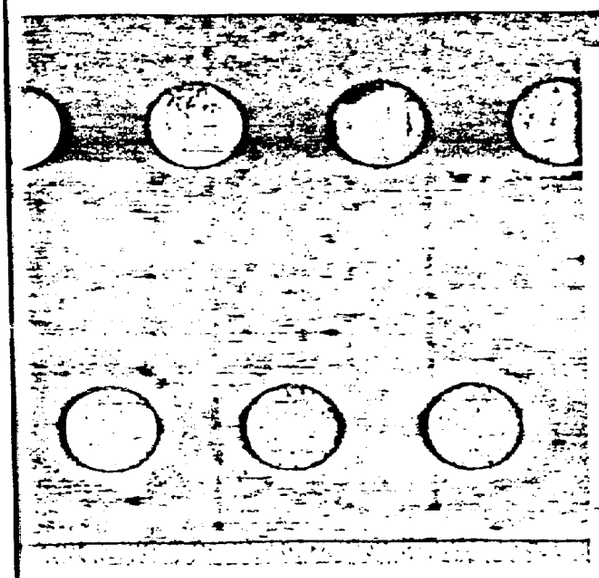
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

0257499
IDENTIF. # REFERENCE

96 DEC 19 PM 2:16
DAVIDSON COUNTY, TN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10296 PG 188

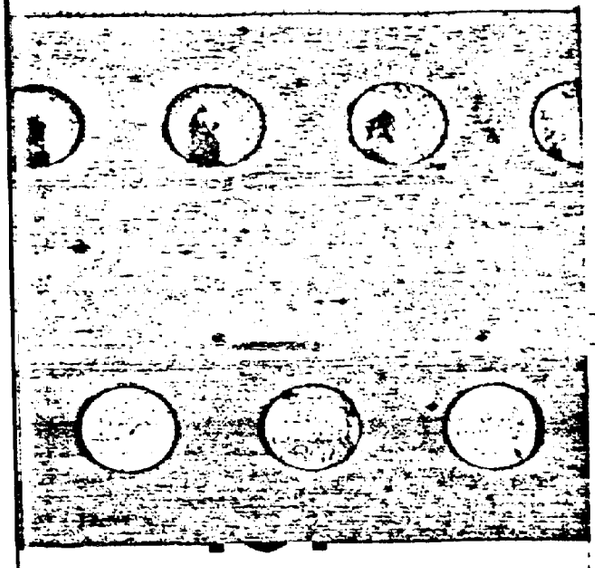
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 86500.00
CON TX 320.05
PRFEE 1.00
WDEED 8.00
TOTAL 329.05
CHECK 329.05

12/19/96 01 14:17 0001 7553

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0257499
IDENTIF. # REFERENCE

96 DEC 19 PM 2:16

REGISTER
DAVIDSON COUNTY, TN.

No. 1100141