BOOK 10490 PG 739

97 JUN 12 PM 2:08

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

031541

IDENTIF. ▲ REFERENCE

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

W & I Ref: (jb) Title No: 38911
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Margaret M. Street Donald C. Farrar 5096 Bull Run Road Ashland City, Tennessee 37015	First American National Bank First American Center Nashville, Tennessee 37237

TAX MAP-PARCEL NUMBERS: 57-4

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 128000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John T. Griggs and spouse, Joe Ann Griggs,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Margaret M. Street and spouse, Donald C. Farrar,** 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:**

LAND in Davidson County, Tennessee, being situated in the 13th Civil District of said County, described according to copy of a survey made by Ralph W.C. Lambert, Surveyor, dated November 2, 1954, as follows:

BEGINNING at a railroad spike in the center of Bull Run Road, said spike being 145 feet north of the southwest corner of the property conveyed to Sadie Gallaher and husband, Rufus Gallaher, Jr., by deed from C. A. Roberts and wife, of record in Book 2333, Page 166, Register's Office for said County; thence north 34 deg. 45' west 145 feet to a railroad spike in the center of Bull Run Road; thence north 54 deg. 45' east 800 feet to an iron pin; thence south 81 deg. east 150 feet to an iron pin; thence south 54 deg. 58' west 918 feet to the point of beginning.

BEING the same property conveyed to John T. Griggs and wife, Joe Ann Griggs by deed from Billy Don Demonbreun and wife, Lora Jean Demonbreun of record in Book 2702, Page 54, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

This is improved property, known as: 5096 Bull Run Road, Ashland City, Tennessee 37015

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 9th day of June, 1997.

BOOK 10490 PG 740

John T. Griggs Sr. — **John T. Griggs**

Joe Ann Griggs — **Joe Ann Griggs**

State of Tennessee
County of Davidson

On this 9th day of June, 1997, before me the undersigned authority, personally appeared **John T. Griggs** and **Joe Ann 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: _____

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 9/18/99

Notary Public

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: $ 128000.00

Affiant

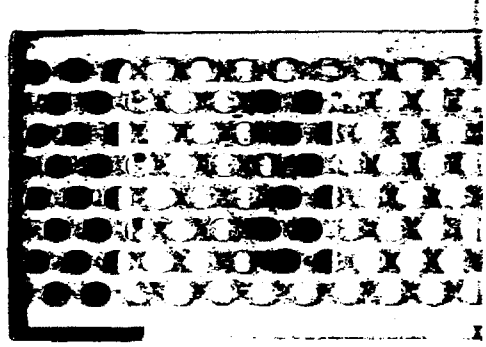
Sworn and subscribed before me on the 9th day of June, 1997.

My Commission Expires: _____

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 9/18/99

Notary Public

2467 06/12 0101 03CHECK 482.60



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10490 PG 741

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

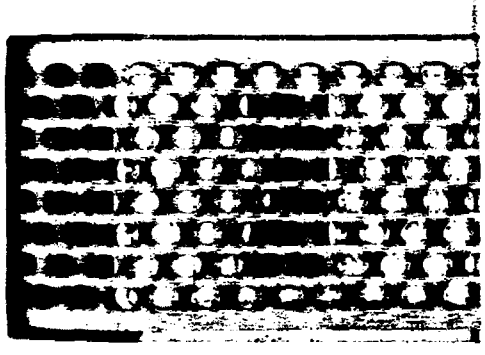
CAMT

128000.00

CDN TX	473.60
PRFEE	1.00
WDEED	8.00
TOTAL	482.60
CHECK	482.60

06/12/97 01 14:07 0001 2467

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



03154111

IDENTIF. ↑ REFERENCE

97 JUN 12 PM 2:08

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1162364