BOOK 10607 PG 430

WARRANTY DEED

RECORD AND RETURN TO:
FILE BOX 7
SATURN & MAZER
(35743)

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 565,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 8th DAY OF September, 97

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David B. Fox	FT MORTGAGE COMPANIES D/B/A FIRST TENNESSEE MORTGAGE COMPANY, INC.	MAP 104-9
(NAME)	(NAME)	
3812 Whitland Avenue	P.O. BOX 146	PARCEL 173
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37205	MEMPHIS, TN 38101	
(CITY) (STATE) (ZIP)	(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, John J. Griffin and wife, Kathleen P. Griffin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David B. Fox and wife, Elizabeth M. Fox

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 the easterly 60 feet of Lot No. 12, Block "D", on the Map of Whitland Realty Company's Subdivision, of record in Book 332, page 141, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 12 fronts 60 feet on the northerly side of Whitland Avenue, formerly Bowling Avenue, and runs back between parallel lines 200 feet to a dead line in the rear.

Being the same property conveyed to John J. Griffin and wife, Kathleen P. Griffin by deed from Richmond M. Flowers, Jr. and wife, Lucia C. Flowers, of record in Book 5639, page 477, said Register's Office.

This conveyance is subject to (a) 1997 real property taxes which have been prorated and assumed by the grantee(s); and(b) all matters appearing on the plan of record in Book 332, page 141, said Register's Office.

unimproved ( )
This is improved (X) property, known as 3812 Whitland Avenue, Nashville, Tennessee 37205
(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 8th day of September 19 97

John J. Griffin

Kathleen P. Griffin

BOOK 10607 PG 431

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 John J. Griffin and wife, Kathleen P. Griffin

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 8th day of September 19 97.

Commission expires My Commission Expires SEPT. 26, 1998

Kathy Witaker
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 _____

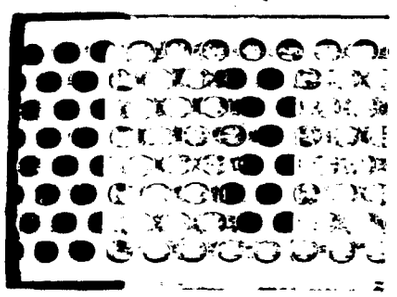
_____
Notary Public

0348031
IDENTIF. & REFERENCE

97 SEP 12 PM 1:26

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

8079 09/12 0101 03CHECK 2099.50



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

RECEIVED OF _____

FOR _____

BOOK 10607 PG 432

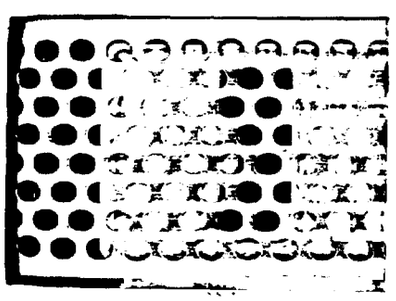
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CASH
5e5000.00
CON TX 2090.50
PRFEE 1.00
MDEED 8.00
TOTAL 2099.50
CHECK 2099.50

09/12/97 01 13:32 0001 B079

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0348031
IDENTIF. ↑ REFERENCE

97 SEP 12 PM 1:25
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1197518