60

This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
5110 Maryland Way, Suite 200
Brentwood, Tennessee 37027

BOOK 10665 PG 560

ADDRESS NEW OWNER:
Michael S. Tidwell
206 Cherokee Dr.
Hendersonville, TN 37075

SEND TAX BILL TO:
Owner

MORTGAGEE:
Franklin National Bank
230 Public Square
Franklin, TN 37064

MAP **160-15**
GROUP **A**
PARCEL **31.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Glynn J. Griggs and wife, Julie H. Griggs** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Hearthstone Manor Partners II**, hereinafter called the "GRANTEE", its successors 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. 31 of the Condominium Site Plan, Phase II, Hearthstone Manor Subdivision, of record in Plat Book 6200, page 144, amended in Book 6250, page 492, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.
>
> Being the same property conveyed to Glynn J. Griggs and wife, Julie H. Griggs by deed from Stephen P. Brink and wife Patricia B. Brink of record in Book 8889, page 49, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 1998 and subsequent years.

This is improved property known as 119 Hearthstone Manor Circle, Brentwood, Tennessee 37027.

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", its successors and assigns, forever, and, GRANTORS do covenant with the said "GRANTEE" that they 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, "GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and its successors and assigns, against the lawful claims of all persons whomsoever. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

0364691
IDENTIF. & REFERENCE

97 OCT 31 AM 9:51
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

BOOK 10665 PG 561

WITNESS our hands this the 27th day of October, 1997.

Glynn J. Griggs

Julie H. Griggs

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Glynn J. Griggs and wife, Julie H. Griggs**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 27th day of October, 1997.

Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 3/2/98

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

5987 10/31 0101 03CHECK 567-70

The actual value or consideration, whichever is greater, for this transfer is $151,000.00.

AFFIANT

Subscribed and sworn to before me on this 27th day of October, 1997.

Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 3/2/98

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

RECEIVED OF _____

FOR _____

BOOK 10665 PG 562

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 151000.00
CON TX 558.70
PRFEE 1.00
WDEED 8.00
TOTAL 567.70
CHECK 567.70

10/31/97 01 09:57 0001 5987

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0364691
IDENTIF. & REFERENCE

97 OCT 31 AM 9:52
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1215215