This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
414 Union Street, Suite 1800
Nashville, TN 37219
File No.

Prepared by
Liberty Escrow, Inc.
3918 Dickerson Road, #107
Nashville TN 37207

WARRANTY DEED

BOOK 10872 PG 729

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
WENDY GRIFFIN	RELIASTAR MORTGAGE CORPORATION	Field Book 9D 81748
(NAME) 7020 SOMERSET FARMS	(NAME) 7015 VISTA DRIVE	Map 141-7-B
(STREET ADDRESS OR ROUTE NUMBER) NASHVILLE, TN 37221	(STREET ADDRESS) WEST DES MOINES, IA 50266	Parcel 25
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Brian Dennis Root *have this day bargained and sold, and do hereby transfer and convey unto the said* WENDY GRIFFIN and JASON GRIFFIN _____ *the Grantees herein, their (successors), heirs and assigns, certain real estate in* Davidson *County,* _____ *as follows:*

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Section One Somerset Farms, as of record in Plat Book 7900, page 357, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Brian Dennis Root, unmarried, by Warranty Deed from Kenneth H. Masters and wife, Bobbie S. Masters, of record in Book 10095, page 900, Register's Office for Davidson County, Tennessee.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF _____
Subscribed and sworn to before me this the 27th *day of* FEBRUARY *19* 98
Affiant
My commission expires: 6-13-98 *(Affix Seal)*

The actual consideration or value whichever is greater, for this transfer is $ 135,000.00

My Commission Expires 6-13-98

Patsi B. Steele
Notary Public

This is unimproved ( ) property, known as 7020 Somerset Farms Drive, Nashville, TN 37221
improved (X) *(House Number) (Street) (P.O. Address) (City or Town)*

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons, claimimg by, through or under the grantor.

Whenever 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 this 27th *day of* February, *19*98, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Brian Dennis Root
Brian Dennis Root

MAIL END

5888 04/03 0101 02CHECK 508.50

98 APR -3 PM 3:59
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

0421680
IDENTIF. & REFERENCE

STATE OF IL
COUNTY OF DuPage

Personally appeared before me, Christopher B. Jacobs, a Notary Public in and for said County and State, Brian Dennis Root

, the within named bargainor , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at , this 21st day of October, 19 97

Christopher B. Jacobs
Notary Public

My Commission Expires: 2/21/99

"OFFICIAL SEAL"
CHRISTOPHER B. JACOBS
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 2/21/99

STATE OF
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged self to be of the , the within named bargainor, a corporation, and that he as such being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as .

Witness my hand and official seal, at office in , this day of , 19 .

Notary Public

My Commission Expires:

Encumbrances:

1. Taxes for 1997 and all subsequent years.

2. Articles of Incorporation of Somerset Farms Homeowner's Association, Inc., of record in Book 7382, page 225, and amended in Book 7820, page 608, Book 8235, page 521 and Book 8584, page 20, said Register's Office.

3. Declaration of Covenants, Conditions and Restrictions of Somerset Farms, a Planned Unit Development, of record in Book 8556, page 11, and By-Laws of record in Book 8556, page 25, Register's Office for Davidson County, Tennessee.

4. Subject to all matters shown on the Plat Certificate of record in Book 7900, page 357, in said Register's Office.

5. Subject to the terms on the boundary plat of Somerset Farms, of record in Book 7900, page 327, said Register's Office.

6. Easement retained in the Deed of record in Book 7349, page 564, said Register's Office, for the purpose of running water and sewer lines from said tracts to the sewer pump station.

7. Conveyance of Common Area of Somerset Farms Homeowners' Association, Inc., of record in Book 9101, page 667, said Register's Office.

8. Subject to rights of others in and to the common areas/elements.

WARRANTY DEED | FROM | TO

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10872 PG 731

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
135000.00
CON TX 499.50
PRFEE 1.00
WDEED 8.00
TOTAL 508.50
CHECK 508.50

04/03/98 01 10:01 0001 5887

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0421680
IDENTIF. ↑ REFERENCE

98 APR -3 PM 3:59

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1276135