BOOK 10912 PG 899

18-B

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this **29th** day of **April, 1998** between JAMES M. COSTELLO and SUSAN N. COSTELLO, HUSBAND AND WIFE, GRANTORs, and DAVID B. GRIFFIN and KAY S. GRIFFIN, HUSBAND AND WIFE, GRANTEEs.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, JAMES M. COSTELLO and SUSAN N. COSTELLO, HUSBAND AND WIFE, hereinafter referred to as GRANTORs, do hereby bargain, sell, transfer and convey unto DAVID B. GRIFFIN and KAY S. GRIFFIN, HUSBAND AND WIFE, hereinafter referred to as GRANTEEs, their successors, heirs and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORs in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 2711 SANDY DRIVE, NASHVILLE, TN 37216.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEEs, their heirs, successors and assigns forever. The GRANTORs covenant and agree with the said GRANTEEs that GRANTORs are lawfully seized and possessed of the said real estate and that GRANTORs have a good and lawful right to sell the same. The GRANTORs further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

GRANTORs further covenant and bind himself/herself/themselves, their successors, heirs and assigns, to warrant and forever defend the title to said GRANTEEs, their successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hands and seals of GRANTORs on the day and year first above written.

BY: John M. Costello
JAMES M. COSTELLO Signature of Seller

Susan N. Costello
SUSAN N. COSTELLO

98 MAY -4 PM 12:42
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

0432848

BOOK 10912 PG 900

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, JAMES M. COSTELLO and SUSAN N. COSTELLO, HUSBAND AND WIFE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **29th** day of **April, 1998.**

Notary Public

DENISE C. ALLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 5/28/2000

Name and Address of Property Owner:

DAVID B. GRIFFIN and KAY S. GRIFFIN, HUSBAND AND WIFE and
2711 Sandy Drive
Nashville Tn 37216

Property Address:

2711 SANDY DRIVE
NASHVILLE, TN 37216

Person Responsible for Taxes:

COLUMBIA NATIONAL INCORPORATED

Map & Parcel #: MAP 073-05, PARCEL 166

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$109,900.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **29th** day of **April, 1998.**

Notary Public

DENISE C. ALLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 5/28/2000

EXHIBIT 'A'

Being Lot No. 6 on the Map of Riverwood Terrace, as of record in Book 1835, page 134, Register's Office for said County, to which map reference is here made for a complete description.

BEING the same property conveyed to JAMES M. COSTELLO and SUSAN N. COSTELLO, HUSBAND AND WIFE, by Deed from EDGAR L. AND EDITH N. ANGELL, SR., of record in Book 4948, page 129, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 1998 and subsequent years not yet due and payable (MAP 073-05, PARCEL 166, 1997 REAL PROPERTY TAXES ARE PAID IN THE AMOUNT OF 880.65).

2. All matters as set forth on the Plan of record in Plat Book 1835, page 134, said Register's Office, which plan includes a 40-foot minimum building setback line from SANDY DRIVE and a 10-foot public utility and drainage easement on the back lot line.

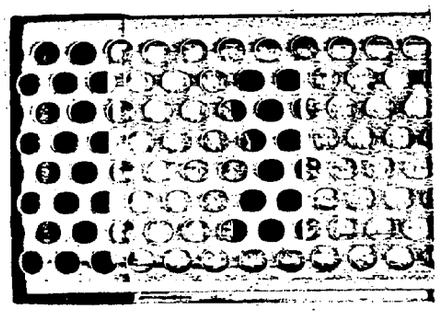
3. Restrictive Covenants recorded in Deed Book 2087, Page 503, Register's Office for DAVIDSON County, Tennessee.

1924 05/04 01:01 03CHECK 419.6

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



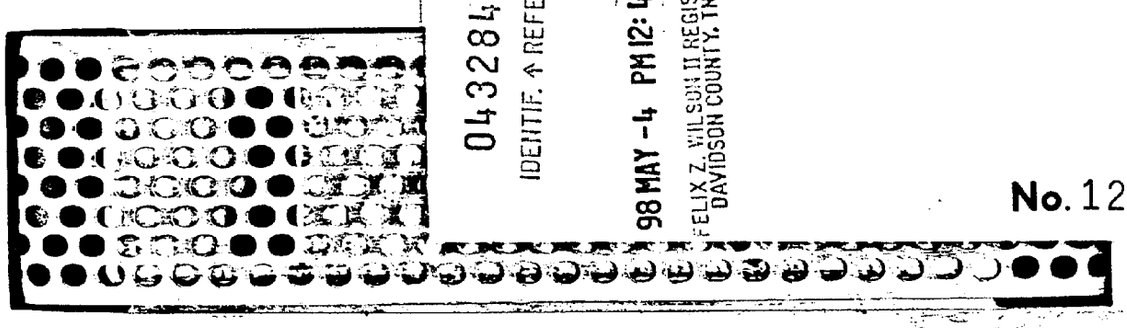
RECEIVED OF _____

FOR _____ 10912PG902

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 109900.00
				CON TX 406.63
				PRFEE 1.00
				MDEED 12.00
				TOTAL 419.63
				CHECK 419.63
			05/04/98 01	12:45 0001 1924

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



043284S

IDENTIF. ↑ REFERENCE

98 MAY -4 PM 12:42

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1287998