BOOK 10927 PG 290

Pick-up

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THIS INSTRUMENT PREPARED BY:

HOLLINS & ASSOCIATES
401 CHURCH STREET, SUITE 2600
NASHVILLE, TENNESSEE 37219

98 MAY 12 AM 10:49
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

04396783
IDENTIFICATION REFERENCE

The actual consideration for this transfer or value of property (whichever is greater) is $152,500.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Brenda P. Griffin
Affiant

Sworn to and subscribed before me this 11th day of May, 1998.

Mary Talley
Notary Public
My Commission Expires: 3-27-99

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

ADDRESS NEW OWNER:
Brenda P. Griffin
5013 Fountainhead Drive
Brentwood, TN 37027

SEND TAX BILL TO:
SAME

Map: 158-04-A
Parcel: 129

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **James L. Merrell and wife, Jennifer Freeman-Merrell**, hereinafter the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto **C. David Griffin and wife, Brenda P. Griffin** hereinafter the GRANTEE(S), their successors, heirs, representatives and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 33 on the Re-subdivision of Lot 31, Otterwood, Section Two, of record in Book 8250, page 138, as revised and recorded in Book 8250, page 567, Register's Office for said County, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to James L. Merrell and wife, Jennifer Freeman-Merrell by deed from Bryan W. Foreman and wife, Karen Foreman, of record in Book 10713, page 730, Register's Office for Davidson County, Tennessee.

This is unimproved property known as: Lot No. 33, Annandale, Nashville, Davidson County, Tennessee 37215.

This conveyance is made subject to such limitations, restrictions and encumbrances of record as may affect the premises, including but not limited to the following:

1. 1998 Real Property taxes, a lien not yet due an d payable.

2. All matters on the Plan of record in Book 8250, page 138, as revised in Book 8250, page 567, Register's Office for Davidson County, Tennessee.

3. Sanitary Sewer Easement of record in Book 7474, page 695, Register's Office for Davidson County, Tennessee.

4. Declaration of covenants, conditions and restrictions of record in Book 7260, page 483, as amended in Book 8762, page 199, said Register's Office.

5. Easements conveyed to United States of America in Book 2248, page 618, Book 2271, page 196, and Book 2249, page 86, said register's Office.

6. Charter of Otterwood Homeowner's Association, Inc., of record in Book 7292, page 315, said Register's Office.

7. ByLaws of Otterwood Homeowner's Association, Inc., of record in Book 7260, page 505, said Register's Office.

8. Addition to Common Open Space at Otterwood Homeowner's Association, Inc. of record in Plat Book 9700, page 529, and Plat Book 8250, page 859, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, their heirs, successors, representatives and assigns, forever; GRANTOR does further covenant with said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as otherwise herein set out; and it does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their heirs, successors, representatives and assigns, against the lawful claims of all persons whomsoever.

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 my hand this 11th day of May, 1998.

GRANTOR:

James L. Merrell

Jennifer Freeman-Merrell

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public of said County and State, James L. Merrell and Jennifer Freeman-Merrell, the within named bargainor, 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, at office, this 11th day of May, 1998.

Notary Public

My Commission Expires: 01/27/2001

6081 05/12 0101 03CHECK 573.25

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

RECEIVED OF _____

FOR _____

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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 152500.00
CON TX 564.25
PRFEE 1.00
WDEED 8.00
TOTAL 573.25
CHECK 573.25
05/12/98 01 10:52 0001 6081

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0436783
IDENTIF. # REFERENCE

98 MAY 12 AM 10:49

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1292103