THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075

OUR FILE NUMBER: 7630

BOOK 11112 PAGE 235

MAP/GROUP/PARCEL
018-12-0-A/038.00 co

NEW OWNER'S NAME AND ADDRESS:
Sue Ann Arnett
331 Dorr Drive
Goodlettsville, Tennessee 37072

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, we, James G. Griffin, Jr. and wife, Malinda J. Eidson Griffin, hereinafter called Grantors, does hereby transfer and convey unto Sue Ann Arnett, unmarried, her heirs and assigns, hereinafter called Grantee, property described as follows:

LAND in Davidson County, Tennessee,

BEING Lot No. 38 of Emerald Cove Subdivision, Section 1, a plat of which is of record in Plat Book 6900, Page 629-631, Register's Office for Davidson County, Tennessee, to which reference is hereby made for further description of said property.

The subject property is improved property commonly known as 331 Dorr Drive, Goodlettsville, Tennessee.

BEING the same property conveyed to James G. Griffin, Jr. and Malinda J. Eidson (now known as Malinda J. Eidson Griffin) herein by deed of record in Book 9369, Page 514, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantors covenant with grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

James G. Griffin, Jr.

Malinda J. Eidson Griffin

98 SEP 15 AM 8:25
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
0487834

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, James G. Griffin, Jr. and wife, Malinda J. Eidson Griffin, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as their free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 11th day of September, 1998.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
4-15-2000

JANET L. ADAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $107,900.00.

AFFIANT

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

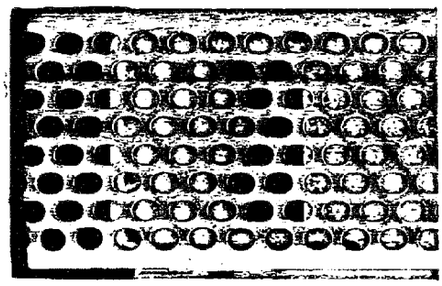
NOTARY PUBLIC

My Commission Expires:
4-15-2000

JANET L. ADAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

0761 09/15 0101 03CHECK 410.23

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



RECEIVED OF _____

FOR _____

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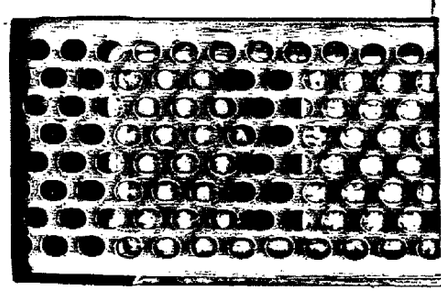
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 107900.00
CON TX 399.23
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 410.23
CHECK 410.23

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09715798 01 08-27 0001 0761



0487834
IDENTIF. & REFERENCE

98 SEP 15 AM 8:25
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1346149