BOOK 11133 PAGE 88

0493873

1813

RECEIPT # REFERENCE

98 SEP 30 AM 10:32

REGISTER

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 **28th** day of **September, 1998** between DONNA K. SEXTON, A MARRIED WOMAN, and CARL SEXTON, HER HUSBAND, GRANTORs, and KEVIN GRIFFEY and KELLY GRIFFEY, 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, DONNA K. SEXTON, A MARRIED WOMAN, and CARL SEXTON, HER HUSBAND, hereinafter referred to as GRANTORs, do hereby bargain, sell, transfer and convey unto KEVIN GRIFFEY and KELLY GRIFFEY, 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 917 BURCHWOOD, NASHVILLE, TN 37221.

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 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.

CARL SEXTON, husband of DONNA K. SEXTON, the Grantor herein, joins in the herein conveyance for the sole purpose of conveying any right, title and interest he may have in and to the property described herein, marital or otherwise.

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

Donna K. Sexton by her atty in Fact Nancy S. Sutton

BY: _____
DONNA K. SEXTON Signature of Seller

Carl Sexton by his atty. in Fact Nancy S. Sutton

CARL SEXTON

ATTORNEY IN FACT
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this **28th** day of **September, 1998** before me personally appeared NANCY S. SUTTON , to me known, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of DONNA K. SEXTON AND HUSBAND CARL SEXTON , and acknowledged that he/she executed the same as the free act and deed of said NANCY S. SUTTON .

Witness my hand, at office, this **28th** day of **September, 1998.**

Denise C. Allis
Notary Public

My Commission Expires: 5-28-2000

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

Name and Address of Property Owner:

KEVIN GRIFFEY and KELLY GRIFFEY, HUSBAND AND WIFE and
917 Burchwood Ave
Nashville, Tn 37221

Property Address:

917 BURCHWOOD
NASHVILLE, TN 37221

Person Responsible for Taxes:

SUNTRUST MORTGAGE, INC.
P.O. Box 100100
Atlanta, GA 30348

Map & Parcel #: MAP 72-9, PARCEL 107

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 **$77,250.00** 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.

Kevin Griffey
Affiant

Sworn to and subscribed before me, a Notary Public, this **28th** day of **September, 1998.**

Denise C. Allis
Notary Public

My Commission Expires: 5/28/2000

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

RETURN TO:

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

EXHIBIT 'A'

BEING in the City of Nashville and being known and designated as all Lot Number Forty Four (44) on the Map of Burchwood Place, Extended, as the same as appears of record in Book 843, page 101, in the Register's Office for Davidson County, Tennessee, to which specific reference is hereby made for a more particular description.

BEING the same property conveyed to Donna L. King, unmarried, now Donna K. Sexton, a married woman, by Warranty Deed from The Burchwood 917 Trust, of record in Book 9404, page 450, 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 72-9, PARCEL 107, 1997 REAL PROPERTY TAXES ARE PAID IN THE AMOUNT OF 727.17).

2. All matters as set forth on the Plan of record in Plat Book 843, page 101, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

7175 09/30 0101 03CHECK 300

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11133 PAGE 91

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 77250.00
				CON TX 285.83
				PRFEE 1.00
				MDEED 12.00
				CFEE 2.00
				TOTAL 300.83
				CHECK 300.83
			09/30/98 01	10:34 0001 7175

98 SEP 30 AM 10:32

DAVIDSON COUNTY, TN. REGISTER

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0493873
IDENTIFYING REFERENCE

No. 1352483