This Instrument Prepared By:

Brian Ragan
Attorney At Law
204 N. Main Street
P.O. Box 1082
Dickson, Tennessee 37056-1082

BOOK 11460 PG. 234

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers
C. David Griffin Brenda P. Griffin 5019 Country Club Drive Brentwood, Tennessee 37027	Same	Map 158-4-A Parcel 66

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten and No/100 ($10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, JANE A. MARCOE, a married person residing in Brentwood, Williamson County, Tennessee, the Grantor herein, has bargained and sold, and by these presents does transfer and convey, to C. DAVID GRIFFIN and wife, BRENDA P. GRIFFIN, residing in Brentwood, Williamson County, Tennessee, the Grantee(s) herein, their successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 17, on the Plan of Otter Wood, Section Two, Revised, as shown on plat of record in Plat Book 6900, Pages 598 through 602, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.
>
> BEING the same property conveyed to Jane A. Marcoe, by Deed of Record in Book 10446, page 929, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: [illegible] 436.50

1. 1999 Taxes, a lien, which are not yet due and payable. Tax Parcel No. 158-4A-66;

2. ALL matters shown on Plat recorded in Book 6900, pages 598 through 602;

3. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 7260, pages 483 through 513 inclusive, as amended in Book 8762, page 199, and in any allied instrument(s) referred to in said restrictions;

4. Deeds of Conveyance to Metropolitan Government of Nashville and Davidson County, Tennessee, Department of Water and Sewerage Services for water and/or sewer distribution system of record in Book 8204, page 243 and Book 8287, page 64;

5. Grant of Easement, as set forth in instrument recorded in Book 7667, page 218, as corrected in Book 7942, page 678; and

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

This is unimproved property known as 37 Annandale, Nashville, Tennessee 37215.

99 MAY -4 AM 9:38
[illegible] REGISTER
DAVIDSON COUNTY, TN.

INSTRUMENT NUMBER REFERENCE
0582025

AND TITLE

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors and assigns, forever; and Grantor does covenant with the said Grantees 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 otherwise set out. Grantor does further covenant and bind herself and her successors and representatives, to warrant and forever defend the title to the said land to the said Grantee(s), their successors and assigns against the lawful claims of all persons, whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

The Grantor represents and warrants to the Grantees that she and Edward A. Marcoe, Jr., are wife and husband and that no divorce petition has been filed and none is contemplated. It is agreed that Edward A. Marcoe, Jr., signs this instrument for the sole purpose of conveying any interest he may have in the above-described tract or parcel of land to the Grantees.

WITNESS our hands this 30th day of April, 1999.

Jane A. Marcoe

Edward A. Marcoe, Jr.

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared EDWARD A. MARCOE, JR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained, by signing his name.

Witness my hand and seal, at Office in Brentwood, Tennessee, this 30th day of April, 1999.

Notary Public

My Commission Expires: 7-28-01

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared JANE A. MARCOE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained, by signing her name.

Witness my hand and seal, at Office in Brentwood, Tennessee, this 30th day of April, 1999.

Notary Public

My Commission Expires: 7-28-01

The actual consideration for this transfer or value of property (whichever is greater) is $115,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

C. David Griffin

Brenda P. Griffin

Sworn to and subscribed this 30th day of April, 1999.

Notary Public

My Commission Expires: 7-28-01

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11460 PG. 236

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0582025

IDENTIFICATION REFERENCE

99 MAY -4 AM 9:38

RECEIVED
IN OFFICE OF REGISTER
DAVIDSON COUNTY, TN.

CAMT	115000.00
CON TX	425.50
PRFEE	1.00
MREEP	8.00
CFEE	2.00
TOTAL	436.50
CHECK	436.50

05/04/99 01 09:41 0001 0811

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1455503