FILE BOX 45

BOOK 11685 PAGE 404

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 108,000.00

John J. Griffith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
29th DAY OF September 19 99

Merie Bradford
Notary Public

MY COMMISSION EXPIRES: ~~March 24, 2001~~ 1/22/02
(AFFIX SEAL)

M. BRADFORD NOTARY PUBLIC LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John J. Griffith	Countrywide Home Loans, Inc.	MAP 95-8
(NAME)	(NAME)	
2523 David Court	155 N. Lake Ave.; P.O. Box 7137	PARCEL 161
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Pasadena, CA 91109-7137	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Priscilla P. Griffith, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John J. Griffith and wife, Melissa V. Griffith

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 61, on the Plan of Woodberry Park, of record in Book 2133, Pages 117, 118, and 119, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to William Lee Griffith and wife, Priscilla P. Griffith by deed from A & C Homes, Inc., of record in Book 2482, Page 631, Register's Office for said County. The said William Lee Griffith now deceased. The said Priscilla E. Griffith a/k/a Priscilla P. Griffith.

This conveyance is subject to any and all existing restrictions and easements of record.

0641949

IDENTIFICATION REFERENCE

99 OCT -1 PM 3:36

CECIL CRAWFORD REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 2523 David Court, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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.

Witness my hand this 29th day of September, 19 99

Priscilla P. Griffith
Priscilla P. Griffith

10/01/99 0101 03CHECK 410.60

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Priscilla P. Griffith, a widow

the 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 and official seal at Nashville, Tennessee, this 29th day of September 1999.

Commission expires ~~March 24, 2001~~ 1/26/02

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, ____ a Notary Public within and for the State and County aforesaid, personally appeared ____ and ____ with whom I am personally acquainted and who upon ____ oath(s) acknowledged ____ to be the ____ and ____ respectively of the ____ the within named bargainor, and corporation, and that ____ as such ____ and ____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said ____ as such ____, and attesting the same by the said ____ as such ____.

Witness my hand and official seal at office at ____ on this the ____ day of ____ 19____ .

My commission expires ____

Notary Public

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

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0641949

IDENTIF. & REFERENCE

99 OCT -1 PM 3:36

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

	AMT
	108000.00
CON TX	399.60
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	410.60
CHECK	410.60

10/01/99 01 15:39 0001 4940

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1522837