PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@home.com

Instr:200002160015674 Page: 1 OF 2
REC'D FOR REC 02/16/2000 1:34:04PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $1831.50

W & I Ref: (sk) Title No: 41492
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Betsy Lane Partnership, a Tennessee General Partnership 307 St. James Park Nashville, TN 37215	SAME

TAX MAP-PARCEL NUMBERS: 117-13-B-093

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 495,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **J. Leigh Griffith and spouse, Catherine W. Griffith,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Betsy Lane Partnership, a Tennessee General Partnership,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 307 on the Plan of Phase One, Abbottsford of record in Plat Book 6250, pages 419, 420, and 421 (amended in Book 6576, page 509, Book 6771, page 683, Book 6771, page 688, Book 6771, page 698, and by surveyors Certicficate of Correction in Book 6800, page 164), Register's Office for said County.

SAID Lot No. 307 fronts 60.00 feet on teh southerly margin of St. James Park and extends back between parallel lines 98.00 feet to a dead line in the rear.

BEING the same property conveyed to J. Leigh Griffith and wife, Catherine W. Griffith by deed from Metropolitan Federal Savings and Loan Association of record in Book 8082, page 616, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2000, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book Document No. 6250, pages 419,420, and 421 said Register's Office, which Plan shows a 15 foot minimum building setback line from St. James Park, together with a designated building site ; The Declaration of Covenants, Conditions and Restrictions of record in Book 6478, page 177, Book 6530, page 242, Book 6537, page 303, Book 8106, page 1, Book 8627, page 254, and Book 9381, page 876, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 307 St. James Park, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 14th day of February, 2000.

J. Leigh Griffith

Catherine W. Griffith

State of Tennessee
County of Davidson

On this 14th day of February, 2000, before me the undersigned authority, personally appeared **J. Leigh Griffith** and **Catherine W. Griffith**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

MARY B. EDMONDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 3-24-2000

Mary B. Edmondson
Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 495,000.00

Affiant

Sworn and subscribed before me on the 15th day of February, 2000.

Notary Public

My Commission Expires:

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000