Instr:200003070023286 Page: 1 OF 3
REC'D FOR REC 03/07/2000 2:22:43PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $244.20

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 66,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF March, 2000

NOTARY PUBLIC AT LARGE

Notary Public

MY COMMISSION EXPIRES: 12/29/03
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Wilson & Weiss Title Associate, 7100 Executive Center Dr. #150, Brentwood, TN 37027

B-1293

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Howard Lee Griffin	Mortgage Acceptance Corporation	092-06-0-085.00
(NAME)	(NAME)	
2710 & 2712 Morena Street	320 W. Main Street, Ste. 111	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37208	Murfreesboro, TN 37130	
(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, Tennessee Teacher's Credit Union

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Howard Lee Griffin and Sharon Griffin, husband and wife

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:

Four tracts of land in the Heffernan Place Subdivision, Davidson County, Tennessee and being all of Map 092-06-0-085.00 and 092-06-0-086.00 in the tax records of said county and being more particularly described as follows:

Tract 1:

Land in Davidson County, Tennessee, being Lot No. 272 and the easterly 6 feet of Lot No. 271 on the Plan of Heffernan Place, Block 13, as of record in Book 161, page 138, said Register's Office.

Said Lot No. 272 and part of 271, front together 56 feet on the northerly side of Morena Street and run back between parallel lines 150 feet to a line in the rear which measures 56 feet thereon.

Being part of that same property conveyed to Tennessee Teachers Credit Union by Substitute Trustees Deed of record in Book 11767, Page 738, Register's Office of Davidson County, Tennessee.

Tract 2:

Land in Davidson County, Tennessee, being Lot No. 271 of Block No. 13 on the Plan of Heffernan Place, as of record in Book No. 161, page 138, Register's Office for said County.

Said Lot No. 271 fron 46.9 feet on the northerly side of Morena Street, and runs back between lines, with the easterly margin of an alley, 150 feet to an alley in the rear, on which it measures 52.1 feet.

CONTINUED

unimproved ( )
This is improved (X) property, known as 2710 & 2712 Morena Street, Nashville, Tennessee 37208
(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 3rd day of March, 2000

Tennessee Teacher's Credit Union
By:
Michael D. Martin, Vice President

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____day of _____ .

Commission expires _____ _____

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Michael D. Martin and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Vice President and _____ respectively of the Tennessee Teacher's Credit Union the within named bargainor, and corporation, and that he as such Vice President 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 Michael D. Martin as such Vice President, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at Brentwood, TN 37027 on this the 3rd day of March, 2000.

My commission expires 12/29/03

Notary Public

STATE OF TENNESSEE
COUNTY OF

On this, _____ day of _____, personally appeared before me, _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of _____ and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this _____ day of _____

My commission expires _____ _____

Notary Public

LEGAL DESCRIPTION CONTINUATION

INCLUDED in the above description, BUT EXCLUDED from this transfer is the easterly 6 feet of said lot conveyed to Cumberland Builders, Inc., by deed of record in Book 4290, page 665, and 544 sq. ft. vested in the State of Tennessee by decree entered in Minute Book 6-B, page 1344, Sixth Circuit Court for said County.

Being part of that same property conveyed to Tennessee Teachers Credit Union by Substitute Trustee's Deed as recorded in Book 11767, Page 738, Register's office of Davidson County, Tennessee.

Tract 3:

Being a portion of Alley #939 as closed, vacated, abandoned and being more particularly described in Metropolitan County Council Bill No. 083-1175 filed by the Metropolitan Council on February 22, 1983, with final approval on April 22, 1983.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.