Davidson County DEEDWARR
Recvd: 01/22/01 12:13 2pgs
Fees:11.00 Taxes:382.95

20010122-0006350

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $103,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF January, 2001.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 1-26-2002
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joel D. Crockett 832 Ember Lake Drive Nashville, TN 37214	First Horizon Home Loans 4000 Horizon Way Irving, TX 75063	Map 108-04 Parcel 8

For and in 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,

Dimple Ann Lewis, sole heir of the Estate of Jeffrey P. Griffin

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Joel D. Crockett, unmarried

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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 28 ON THE PLAN OF LARCHWOOD SECTION 2, OF RECORD IN PLAT BOOK 5200, PAGES 57, 58, AND 59, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JEFFREY P. GRIFFIN, UNMARRIED, BY DEED FROM HOWARD JOHN ZAMBROTTO AND WIFE, GENEVA H. ZAMBROTTO, DATED OCTOBER 9, 1999, AND OF RECORD IN BOOK 10155, PAGE 366, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. JEFFREY P. GRIFFIN HAVING SINCE DIED. PROPERTY NOW VESTS IN THE ESTATE OF JEFFREY P. GRIFFIN. DIMPLE ANN LEWIS IS THE SOLE HEIR OF THE ESTATE OF JEFFREY P. GRIFFIN.

This conveyance is made subject to the following:
1) 2001 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 5200, Page 57-59, Register's Office for Davidson County, Tennessee, including but not limited to 25 foot minimum building setback line along the front of said lot, and a 45 foot easement for utilities and drainage purposes along the rear of said lot.
3) Property is subject to Restrictive Covenants contained in Book 5479, Page 443, Book 5681, Page 532, and amended in Book 5688, Page 696, and revised in Book 6011, Page 130, Register's Office for Davidson County, Tennessee.
4) Property is subject to claims and taxes against the Estate of Jeffrey P. Griffin.
5) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 832 Ember Lake Drive, 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(s) this 9th day of January, 2001.

Dimple Ann Lewis

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Dimple Ann Lewis, with whom I am personally acquainted, (or who 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, at office, this 9th day of January, 2001.

NOTARY PUBLIC

My Commission Expires: 1-26-2001

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076