THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 213,500.00

James K. Griffey
Affiant

Subscribed and sworn to before me, this 18th day of April, 2001

Notary Public

My Commission Expires: 9-29-01

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 04/25/01 08:49 2pgs
Fees:11.00 Taxes:789.95
20010425-0040826

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
WILLIAM E. JABUS 312 S. 17th Street Nashville, Tennessee 37206	ACCEPTANCE NATIONAL MORTGAGE, 4633 Trousdale Drive Nashville, Tennessee 37204	MAP 83-14 PARCEL 237

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED THIRTEEN THOUSAND FIVE HUNDRED AND NO/100---------- ($ 213,500.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, I , JAMES K. GRIFFEY, MARRIED hereinafter called the Grantor___, have bargained and sold, and by these presents do transfer and convey unto WILLIAM E. JABUS, MARRIED hereinafter called the Grantee___, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the South 37 feet of Lot No. 92 and North 13 feet of Lot No. 93 on the Map of Edgefield Land Company's First Subdivision of record in Book 57, page 130, Register's Office for Davidson County, Tennessee.

SAID parts of Lots Nos. 92 and 93 front 50.0 feet on the westerly side of 17th Street and run back between parallel lines, along the South margin of Lillian Avenue, 150.0 feet to an alley.

BEING the same property conveyed to James K. Griffey, married, by deed from William A. Morris of record in Book 11460, page 107, Register's Office for Davidson County, Tennessee.

KELLY GRIFFEY, spouse of James K. Griffey, joins in this conveyance to convey any interest she may have in subject property, particularly any marital interest.

This is improved property known as 312 S. 17th Street, Nashville, Tennessee 37206

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___, his heirs and assigns, forever.

GRANTOR___ COVENANT s with the said GRANTEE___ that he is lawfully seized and possessed of said land in fee simple, ha s a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Edgefield Land Company's First Subdivision of record in Book 57, page 130, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and bind s himself , his heirs and representatives to warrant and forever defend the title to the said GRANTEE___, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 18th day of April, 2001.

JAMES K. GRIFFEY

KELLY GRIFFEY
BY: James K. Griffey, Attorney in Fact

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 JAMES K. GRIFFEY, MARRIED, the bargainor____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of April, 2001.

My Commission Expires: September 29, 2001

Notary Public

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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___ 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 this _____day of _____.

My Commission Expires: _____

Notary Public

STATE OF TENNESSEE COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public in and for said County and State, personally appeared JAMES K. GRIFFEY to me known to be the person who executed the foregoing instrument in behalf of KELLY GRIFFEY and acknowledged that he executed the same as the free act and deed of the said KELLY GRIFFEY.

WITNESS my hand and seal this 18th day of April, 2001.

Notary Public

My commission expires: 9/29/01

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN