WARRANTY DEED

THIS INDENTURE, made and entered into this 29th day of **August, 2001**, by and between **J. S. Construction**, a corporation organized and existing under and by virtue of the laws of the State of Tennessee, party of the first part, and **Eric S. Griffin and wife, Cynhia J. Griffin party of the second part,**

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the City of Nashville, County of Davidson, State of Tennessee.

See Exhibit "A"

Parcel #: 172/03/0B/41.00CO

Davidson County DEEDWARR
Recvd: 09/13/01 11:35 3pgs
Fees:18.00 Taxes:776.63
20010913-0099891

TO HAVE AND TO HOLD the aforesaid real estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered,

EXCEPT for subdivision restrictions, building lines and easements of record as shown in Plat Book 6900, Page 635; Common Area Dedication in Book 8472, page 310; Restrictions of record in Book 7334, page 109 and Book 7408, page 250 and Book 7516, page 37 and Book 8454, page 246 and Book 8464, page 463 and Book 8622, page 390 and Book 8634, page 224 and Book 8643, page 675 all of said Register's Office, and except for any 2001 Davidson County taxes not yet due and payable,

and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Javid Salimi, President of J. S. Construction

STATE OF TENNESSEE, COUNTY OF Williamson

Before me, the undersigned, Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Javid Sallimi, President of J. S. Construction with whom I am personally acquainted, (or proven to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the President (or other officer authorized to execute the instrument) of J. S. Construction, the within named bargainor, a corporation, and that he as such President, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as President.

WITNESS my hand and Notarial Seal at office this 29th day of August, 2001.

Jennifer R. Peters
Notary Public

JENNIFER R. PETERS NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

My commission expires: MY COMMISSION EXPIRES: JAN. 29, 2005

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Property address: 628 Magnolia Lane
Nashville, Tennessee 37211

Owner's name: Eric S. Griffin
Cynthia J. Griffin
and address: 628 Magnolia Lane
Nashville, Tennessee 37211

Mail tax bills to, (Person or Agency responsible for payment of taxes)

Same as Property

This instrument prepared by:
Elite Title Company, LLC
109 Westpark Drive, Ste. 109
Brentwood, TN 37027

File No.: 6-010276

Return to: Elite Title Company, LLC
109 Westpark Drive, Ste. 109
Brentwood, TN 37027

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $209,900.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 29th day of August, 2001.

JENNIFER R. PETERS NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

Jennifer R. Peters
Notary Public

My Commission Expires MY COMMISSION EXPIRES: JAN. 29, 2005

(FOR RECORDING DATA ONLY)

Exhibit "A"

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 41 of the Plan of The Woodlands as of record in Plat Book 6900, page 635 of the Reigster's Office for Davidson County, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to J.S. Construction from Westminster Homes, Inc., a Tennessee Corporation by Warranty Deed dated December 3, 1998 and recorded in Book 11262, page 656 of the Register's Office for Davidson County, Tennessee.

Parcel No: 172/03/0B/41.00CO