WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/27/01 15:43 2pgs
Fees:13.00 Taxes:358.16

20011127-0129443

N-BWFG-01-7583

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $96,800.00

Beth Thomas

Subscribed and sworn to before me this 20th DAY OF November, 2001.

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public

MY COMMISSION EXPIRES: 2/20/04

NOTARY SEAL

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow

~~NASHVILLE ABSTRACT & TITLE COMPANY~~

2000 GLEN ECHO ROAD, SUITE 209
NASHVILLE, TENNESSEE 37215

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Douglas A. Griffin	BayRock Mortgage Corporation	
3903 Nevada Avenue	11380 South Bridge Parkway	92-13-235
Nashville, Tennessee 37209	Alpharetta, GA 30022	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we JANELL E. STRONG, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto DOUGLAS A. GRIFFIN, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being part of Block No. 31 on the map of Charlotte Park Company's Second Addition, Extended, as of record in Book 421, page 10, Register's Office of Davidson County, Tennessee, described as follows:

Beginning on the Southerly margin of Nevada, formerly 3rd Avenue at a point 55 feet West of the Southwest corner of said Avenue and 39th Avenue, North formerly "B" Street; thence with the Southerly margin of Nevada Avenue Westwardly 50 feet; thence Southerly 150 feet to the Northerly margin of an alley; thence with said alley Eastwardly 50 feet; thence Northerly 150 feet to the beginning.

Being the same property conveyed to Janell E. Strong by Deed dated August 1, 1975, filed for record on August 6, 1975 in Book 4938, Page 982, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 3903 Nevada Avenue, Nashville, Tennessee 37209
(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/our hand(s) this 20th day of November, 2001.

Janell E. Strong

Janell E. Strong

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, , a Notary Public in and for said County and State, the within named Janell E. Strong , the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 20th day of November, 2001.

My Commission Expires: 5/30/04

LAURA SHOUSE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) 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 _____.

Witness my hand and official seal at office at _____ on this the 20th day of November, 2001.

My Commission Expires _____

_____
Notary Public

MARY FRANCES RUDY
ATTORNEY - AT - LAW

RETURN TO:
RUDY TITLE AND ESCROW, LLC.

☐ 100 Hazel Path, Suite A
Hendersonville, Tennessee 37075

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

☒ 2000 Glen Echo Road, Suite 209
Nashville, Tennessee 37215

☐ 4733 Andrew Jackson Parkway, Suite 1-C
Hermitage, Tennessee 37076

☐ 224 Old Hickory Boulevard, Suite B
Nashville, Tennessee 37221

☐ 1770 Kirby Parkway, Suite 207
Forum Building III
Memphis, Tennessee 38138