This Instrument Prepared By:
BROKERS ESCROW SERVICES, INC.

211 Donelson Pike, Suite 2, P. O. BOX 140255
Nashville, Tennessee 37214

ADDRESS NEW OWNER:
MARC C. FARROW
4407 Granny White Pike
Nashville, TN 37204

MORTGAGEE:
Bank of America Mortgage
P.O.Box 1504
Latham, NY 12110-8004

SEND TAX BILL TO:
Mortgagee

Davidson County DEEDWARR
Recvd: 05/06/02 10:40 2pgs
Fees:13.00 Taxes:1291.30
20020506-0055146

MAP **131-04-0**
GROUP
PARCEL **059.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **LARRY DAN GRIFFITH and wife, BRENDA JOYCE GRIFFITH** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **MARC C. FARROW and wife, LEIGH P. FARROW**, 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 the southerly half of Lot No. 2 on the Plan of George W. Blair's Revised Subdivision of Belmont Park Place, as of record in Book 421, pages 118 and 119, Register's Office for said County, described as follows:

Beginning in the center of Granny White Pike at a point 125 feet south of the corner of Lot Nos. 1 and 2; thence with the center of said pike southwardly 125 feet; thence westwardly to the westerly margin of said pike; continuing in the same direction and with the center of Alexander Avenue (now Closed) in all 295 feet to the southeast corner of the property conveyed to John W. Beasley and wife, by deed form W.T. Brown and wife, of record in Book 2491, page 463, said Register's Office; thence northwardly to the center of an alley; continuing in the same direction and with the center of said alley in all 125 feet to an iron pin in fence; thence eastwardly 295 feet, more or less to the beginning.

Being the same property conveyed to LARRY DAN GRIFFITH and wife, BRENDA JOYCE GRIFFITH by deed from dated February 28, 1981, of record in Book 5716, Page 757, Register's Office for Davidson County, Tennessee.

Taxes for the current year have been settled between the parties. Said property is transferred subject to the following matters:

1. Taxes resulting from supplemental, revised or corrected assessments under T.C.A., section 67-5-603, et. seq.

2. Subject to all of those facts, conditions and limitations shown on the Plat of record in Plat Book 421, page 118-119, Register's Office for Davidson County, Tennessee.

3. Subject to all covenants, subdivision restrictions, easement and other matter of record in Plat Book 421, page 118-119, said Register's Office.

4. Subject to restrictive covenants contained in an instrument of record in Plat Book 421, page 118-119, said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.

5. Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.

6. The policy(s) to be issued in connection with this Commitment shall not provide any insurance as to the exact acreage or quantity of land contained in the insured tract.

7. Subject to Unrecorded easements, discrepancies or conflicts in boundary lines, shortage in area and encroachments which an accurate and complete survey would disclose.

This is improved property known as 4407 Granny White Pike, Nashville, Tennessee 37204.

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, GRANTORS do covenant with the said "GRANTEES" that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrants that the same is unencumbered, unless otherwise herein set out; and,

"GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and 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 our hands this the 29th day of April, 2002.

Larry Dan Griffith

LARRY DAN GRIFFITH

Brenda Joyce Griffith

BRENDA JOYCE GRIFFITH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **LARRY DAN GRIFFITH and wife, BRENDA JOYCE GRIFFITH**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 29th day of April, 2002.

NOTARY PUBLIC

REBECCA R. WAYNICK NOTARY PUBLIC AT LARGE WILSON CO., TE

My Commission Expires:

My Commission Expires September 13, 2003

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $349,000.00.

Mary C Farmer

AFFIANT

Subscribed and sworn to before me on this 29th day of April, 2002.

NOTARY PUBLIC

REBECCA R. WAYNICK NOTARY PUBLIC AT LARGE WILSON CO., TE

My Commission Expires:

My Commission Expires September 13, 2003