Record & Return To:
~~Watauga Title Company~~
155 Franklin Road, Suite 120
Brentwood, TN 37027

WARRANTY DEED

B-CCC-02-5025

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,500.00

Mary Jo Clark
Affiant

Subscribed and sworn to before me, this 30th DAY OF April 2002

Notary Public

MY COMMISSION EXPIRES: 9-2
(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO: (NAME)	MAP-PARCEL NUMBERS
Jason Guthrie	Bank of America	
5025 Hillsboro Pile, Unit #128, 15-Z	2059 Northlake Pkwy	131-1-D-128CO
(ADDRESS) Nashville, Tennessee 37215	(ADDRESS) Tucker GA 30084	
(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 DEBORAH A. GRIFFIN AND DIXIE GRIFFIN, BOTH UNMARRIED,, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JASON GUTHRIE UNMARRIED,, 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:

Land in Davidson County, Tennessee, being part of the Georgetown Condominiums, of record in Book 5200, Page 4, said Register's Office, the part hereby described as follows:

Being Unit No. 128, on said Plan and described by the Master Deed Establishing Horizontal Property Regime with respect to Georgetown Condominiums, of record in Book 5211, Page 325, said Register's Office as amended in Book 5616, Page 133, said Register's Office.

Being the same property conveyed to Deborah A. Griffin, unmarried and George A. Griffin and wife, Dixie Griffin by Deed dated November 21, 1983, filed for record on November 22, 1983 in Book 6180, Page 582, Register's Office for Davidson County, Tennessee. Said George A. Griffin having since died.

This conveyance is subject to restrictions of record in Book 5211, Page 325, Amended in Book 5616, Page 133, and further Amended in Book 6079, Page 516.

This conveyance is subject to Rights of others in and to use the common areas as shown on map recorded in Book 5200, Page 4, and as contained in the Declaration of Covenants, Conditions and Restrictions.

unimproved ( )
This is improved (X) property, known as 5025 Hillsboro Pile, Unit #128, 15-Z, Nashville, Tennessee 37215
(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 30th day of April, 2002.

Deborah A. Griffin

Dixie Griffin

Davidson County DEEDWARR
Recvd: 05/07/02 08:23 2pgs
Fees:13.00 Taxes:323.75
20020507-0055650

STATE OF Tennessee

COUNTY OF Davidson
Before me, , a Notary Public of the County and State first above written, do hereby certify that Deborah A. Griffin and Dixie Griffin, both unmarried, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 30th day of April, 2002.

Notary Public

My Commission Expires: 9-28-2002

(SEAL)



RETURN TO:

~~2012 21st Avenue South~~
~~Nashville, TN 37212~~

~~615.383.2903~~

Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027