NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $79,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 18th DAY OF April, 2002.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 07/27/2002
(AFFIX SEAL)

When recorded return to:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 05/09/02 08:55 2pgs
Fees:13.00 Taxes:295.63

20020509-0057097

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joyce Griffin & Charles Griffin 523 Chandler Place Hermitage, TN 37076	1st Trust Bank for Savings P. O. Box 17257 Memphis, TN 38187	Map 86.06, Group A Parcel 523.CO

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Melvin H. Breneman and Cathy S. Cook, unmarried as joint tenants in common with rights of survivorship

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Joyce Griffin, unmarried and Charles Griffin, unmarried, as ~~joint tenants~~ ** with right of survivorship **tenants in common

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 UNIT NO. 523 ON THE PLAN OF STEEPLECHASE CONDOMINIUMS, ACCORDING TO THE MASTER DEED OF RECORD IN BOOK 6816, PAGE 483, AS AMENDED IN BOOK 7390, PAGE 1, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND PLAN OF RECORD IN BOOK 6200, PAGE 454, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO MELVIN H. BRENEMAN, BY WARRANTY DEED FROM MICHAEL R. HAMRICK AND WIFE, KIM S. HAMRICK, DATED NOVEMBER 21, 1997, AND OF RECORD IN BOOK 10711, PAGE 778, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. PROPERTY NOW VESTS IN MELVIN H. BRENEMAN AND CATHY S. COOK, UNMARRIED, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, BY QUITCLAIM DEED FROM MELVIN H. BRENEMAN, DATED NOVEMBER 15, 1999 AND OF RECORD IN INSTRUMENT NUMBER 20000114-0005309, SAID REGISTER'S OFFICE.

This property is not nor has ever been the principal residence of the Melvin H. Breneman

This conveyance is made subject to the following:

1) 2002 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 6200, Page 454, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Book 6816, Page 483, and amended in Book 7390, Page 1, Register's Office for Davidson County, Tennessee.
4) Property is subject to Master Deed establishing a Horizontal Property Regime of Steeplechase Condominiums of record in Book 6816, Page 483, and amended in Book 7390, Page 1, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto, including liens for assessments as provided therein, easements and restrictions as contained therein.
5) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 523 Chandler Place, Hermitage, TN 37076
(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 our hand(s) this 18th Day of April, 2002.

Melvin H Breneman
Melvin H. Breneman

Cathy S. Cook
Cathy S. Cook

STATE OF ~~Tennessee~~ INDIANA
COUNTY OF ~~Davidson~~ CLAYTON

Personally appeared before me, Melvin H. Breneman and Cathy S. Cook, unmarried, with whom I am personally acquainted, (or who 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, at office, this ~~18th~~ 17th day of April, 2002.

NOTARY PUBLIC

My Commission Expires: 7-15-2008

~~PLEASE RETURN TO~~:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076