This Instrument Prepared By:
FRANK C. INGRAHAM, ESQ., 2100 Parkway Towers, Nashville, Tennessee 37219

*This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.*

| ***Address New Owner:*** | ***Send Tax Bills To:*** | ***Map/Parcel*** |
|---|---|---|
| B. ALICIA GRIFFIN, Trustee<br>B. ALICIA GRIFFIN LIVING TRUST<br>404 Welshwood Drive, Suite B<br>Nashville, Tennessee 37211 | Same | Map 133-15<br>Parcel 129 |

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A.§67-4-409(3)(F).

B. Alicia Griffin
AFFIANT

Sworn to and subscribed before me this 18th day of July 2002.

Connie L. Spurlock
Notary Public
My Commission Expires: 5/30/04

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 07/23/02 13:32 2pgs
Fees:12.00 Taxes:0.00
20020723-0088408

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, B. ALICIA GRIFFIN has this date bargained and sold, and does hereby transfer and convey unto B. ALICIA GRIFFIN, Trustee, or her successors in trust, under the revocable B. ALICIA GRIFFIN LIVING TRUST dated July 18, 2002, and any amendments thereto, certain real estate located in the Twenty-Sixth (26th) Councilmanic District, Nashville, Davidson County, Tennessee, being more particularly described as follows:

BEING Lot No. 1 on the plat of Alexander-Beem Subdivision as of record in Book 9700, Page 363, Register's Office, Davidson County, Tennessee, and also being Parcel 129 on Tax Map 133-15, Metro Nashville Tax Map, and being more particularly described as follows:

BEGINNING at an iron pin on the northerly right-of-way of Welshwood Drive, said iron pin being the southeasterly corner of the hereindescribed lot and the southwesterly corner of Lot No. 1, Welshwood Park, Section Two, as of record in Book 4060, Page 115, Register's Office, Davidson County, Tennessee, said pin also being 126.78 feet westerly from the westerly end of the Northerly return curve at Welshwood Drive and Nolensville Pike, as measured along the northerly right-of-way line of Welshwood Drive; thence with the northerly right-of-way line of Welshwood Drive with a curve to the right (radius 383.50 feet) southwestwardly, a distance of 49.98 feet to an iron pin set at the end of said curve and having a chord bearing and distance of South 76° 01 minutes 32 seconds West, 49.98 feet; thence continuing with the northerly right-of-way line of Welshwood Drive, South 77° 38 minutes 47 seconds west 0.02 feet to an iron pin set at the common corners of Lots 1 and 2 of the Alexander-Beem Subdivision; thence with the common line between Lots 1 and 2 of the Alexander-Beem Subdivision with the next three calls, North 62° 38 minutes 36 seconds West 46.88 feet to a P.K. Nail set, thence North 15° 33 minutes 47 seconds West, 100.00 feet to a P.K. Nail set; thence North 72° 53 minutes 39 seconds East 80.69 feet to an iron pin set in the westerly line of Lot No. 1, Welshwood Park

Park, Section Two; thence with the westerly line of said Lot No. 1, Welshwood Park, and the easterly line of the herein-described lot, South 17° 06 minutes 21 seconds East, 135.53 feet to the point of beginning, and containing 10,485 square feet or 0.241 acres.

BEING the same property conveyed by A, B & G Partners to B. Alicia Griffin by Quitclaim Deed of record in Book 10574, Page 261, Register's Office, Davidson County, Tennessee.

This property is conveyed subject to all easements, covenants, liens, setback lines, conditions and encumbrances of record.

unimproved ( )
This is improved (X) property known as:

404 Welshwood Drive, Nashville, Tennessee 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her successors, heirs and assigns forever, I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns against the lawful claims of all persons.

Whenever 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 HAND this 18th day of July, 2002.

B. Alicia Griffin
B. ALICIA GRIFFIN

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named B. ALICIA GRIFFIN, with whom I am personally acquainted, who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 18 day of July, 2002.

Connie J. Spurlin
NOTARY PUBLIC

My Commission Expires: 5/30/04

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY