03

Realty Title 78-A

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $110,000.00

Sara Holland
Affiant

Subscribed and sworn to before me, this 16th day of September, 2002.

Diane K. Mann
Notary Public
My commission expires: 03/14/05

Address of New Owner:	Send Tax Bills to:	Tax Information
Deborah Mann 1201 Shelby Avenue Nashville TN 37206	New Owner	83-13-212

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Donna E. Griggs, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Deborah Mann, hereinafter called the Grantees, their successors 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 Lot No. 185 on the Plan of East Edgefield Addition, of record in Book 21, Page 147, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Gary S. Griggs and wife, Donna E. Griggs by deed from Robert B. Beck and wife, Martha Lu Beck of record in Book 5456, page 899, Register's Office for Davidson County, Tennessee. Gary S. Griggs and Donna E. Griggs were subsequently divorced by Final Decree of the Fourth Circuit Court for Davidson County, Tennessee, Docket No. 92D-2564. Gary S. Griggs conveyed his interest in subject property to Donna E. Griggs by Quitclaim Deed of record in Book 9768, Page 768, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1201 Shelby Avenue, Nashville, TN 37206

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind

Davidson County DEEDWARR
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Fees:18.00 Taxes:407.00
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unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. [2]

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 hand this 16th day of September, 2002.

Donna E. Griggs

Donna E. Griggs

N. C. JOHNSTON NOTARY PUBLIC AT LARGE MONTGOMERY CO. TEXAS

Donna S. Johnson

My Commission Expires April 1, 2006.

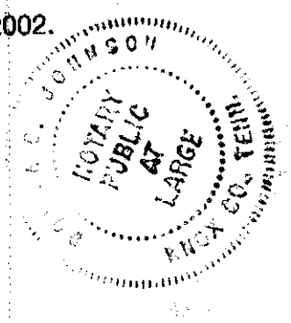
STATE OF TENNESSEE
COUNTY OF Knox

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Donna E. Griggs, with whom I am personally acquainted, and who acknowledged ~~they~~ she executed the within instrument for the purposes therein contained

Witness my hand in ~~Nashville~~ Knoxville, TN, this 16th day of September, 2002.

Donna E. Griggs
Notary Public

My Commission expires 04/01/2006



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