STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $91,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 30th day of September, 2002.

Notary Public

My Commission Expires: AUG. 14, 2005

RUSSELL JOHN McCANN NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES AUG. 14, 2005 WILLIAMSON COUNTY, TN

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 10/01/02 10:39 2pgs
Fees:13.00 Taxes:336.70
20021001-0118962

ADDRESS NEW OWNER(S) AS FOLLOWS:
Allen Griggs and Jennifer Griggs
4604 Old Hickory Blvd.
Old Hickory, Tennessee 37138

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map & Parcel: 119-010-304.01

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Margaret J. Miller (f/k/a Margaret Jean Burmudez)** hereinafter referred to as Grantors, hereby transfers and conveys to **Allen Griggs and Jennifer Griggs, husband and wife** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

The easterly part of the Southerly 75 feet of Lot No. 106 and the Southerly 75 feet of Lot Nos.107 & 108 on the Plan of the Subdivision of Overhill City Land Company & W.H. Fox, as of record in Book 332, Page 21, Register's Office , Davidson County, Tennessee; and further described according to a survey made by John Kohl & Co. dated February 20, 1986 as follows: Beginning at a point in the northerly margin of Oriel Street, said point lying westerly along the northerly margin of Oriel Street 134 feet from the northwest corner of the intersection of Oriel Street and Burbank Avenue; thence with the northerly margin of Oriel Street, easterly 134 feet to said intersection; thence with westerly margin of Burbank Avenue, northerly 75 feet to a point, said point lying southerly along the westerly margin of Burbank Avenue 75 feet from the southerly margin of a 12 foot alley; thence westerly and parallel to said alley 155 feet to a point lying easterly 12 feet from the line between Lot Nos. 105 and 106 of said subdivision; thence southerly and parallel to the line between said Lot Nos. 105 and 106, 63 feet to a point; thence southeasterly 24 feet, more or less to the beginning.

Being the same property conveyed to Margaret Jean Bermudez, by Quitclaim Deed from Ulysses Miguel Bermudez, of record at Instrument # 2001 082800 93423, Register's Office for Davidson County, Tennessee, dated August 3, 2001, and by Deed of record in Book 8030, Page 619.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2002, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 332, Page 21, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2002, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 2247 Burbank Avenue, Nashville, TN 37210.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 hand this 30th day of September, 2002.

Margaret J. Miller

Margaret J. Miller

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Margaret J. Miller, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

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

Notary Public

My Commission Expires:

RUSSELL JOHN McCANN NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES AUG. 14, 2005 WILLIAMSON COUNTY, TN