Davidson County DEEDWARR
Recvd: 11/06/02 13:01 2pgs
Fees:13.00 Taxes:917.60
20021106-0136529

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WARRANTY DEED

This Indenture made this **1st** day of **November, 2002** between **Elwood J. Budde,III, an unmarried man,** , GRANTOR, and **Harold G. Giffin and wife, Opal O. Giffin** , as GRANTEEs

W I T N E S S E T H, That said Grantor(s) for in and in consideration of the sum of TEN and 00/100's ($10.00) Dollars and other good and valuable considerations to said Grantor(s) in hand paid by said Grantee(s) , the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee(s) and Grantee(s)' heirs forever the following land located in the County of **Davidson,** State of **Tennessee,** to wit:

BEING Lot No. 86 on the Plan of Lincoya Hills, Knob Section, as of record in Book 2331, page 6, as corrected in Book 2234, page 169, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Elwood J. Budde, II by Quitclaim Deed from Elwood J. Budde, II and wife, Diana L. Budde of record in Book 9536, page 154, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Plat Book 2331, page 6, and corrected in Book 2334, page 169, Register's Office for Davidson County, Tennessee.

Subject to any easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

Improved property known as 3120 Knobview Drive Nashville, Tennessee 37214

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever; and we do covenant with 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 representative, to warrant and forever defend the title to the said land to Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor s hereunto set grantor's hand(s) and seal this **1st** day of **November, 2002.**

Elwood J. Budde,III

County of Davidson

State of Tennessee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Elwood J. Budde,III, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained. Witness my hand and official seal this 1st day of November, 2002.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

SUSAN MAGNUSON NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES 10-20-2003 RUTHERFORD COUNTY, TN

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County of Davidson

State of Tennessee

The actual consideration or value, whichever is greater, for this transfer is $248000

Affiant

Subscribed and sworn before me this 1st day of November, 2002.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

SUSAN MAGNUSON NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES 10-20-2003 RUTHERFORD COUNTY, TN

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Prepared by:
Equity Search, Inc.
2323 21st Avenue S., Fifth Floor
Nashville, TN 37212

Address of New Owner
Harold G. Giffin
3120 Knobview Drive
Nashville,Tennessee 37214

Send Tax Bills to:
Harold G. Griffin
3120 Knobview Dr
Nashville, TN 37214

Map & Parcel Number:

Map 84-12 Parcel 55