Realty
48A

02

Prepared by and after Recording Return To:
Title Enterprise Service Company LLC
109 Westpark Drive, Suite 100
Brentwood, TN 37027
6020324 / 41843

Davidson County DEEDWARR
Recvd: 12/06/02 13:51 3pgs
Fees:18.00 Taxes:310.43
20021206-0150820

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Sean L. A. Griffin and wife, Christina G. Griffin** (hereinafter referred to as "Grantors") have this day bargained and sold and do hereby transfer and convey unto **Joanne S. Wyatt, unmarried** (hereinafter referred to as "Grantee"), it's successors and assigns, forever, that certain parcel of real estate located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), it's successors and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real-estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenants and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), it's successors and assigns, against the lawful claims of all persons, whomsoever.

Witness my hand this 02 day of December, 2002.

Sean L. A. Griffin

Christina G. Griffin

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Sean L. A. Griffinand wife, Christina G. Griffin** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained by signing the name of the true and lawful holder of the above described indebtedness.

WITNESS my hand and official seal, this 2nd day of December, 2002

Notary Public

My Commission Expires: 5.22.04

NOTARY PUBLIC AT LARGE
Williamson County, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $83,900.00which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Melody Wils
Affiant

Subscribed and sworn to before me this 2nd day of December, 2002.

Kelly Leigh Grant
Notary Public

My Commission Expires: 5-22-04

KELLY LEIGH GRANT NOTARY PUBLIC AT LARGE

MAP AND PARCEL NUMBERS: 162-01-0C-097.00 CO

ADDRESS NEW OWNER:
483 Hickory Glade
Nashville, TN 37013

SEND TAX BILLS TO THE SAME ADDRESS

Exhibit A

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

A certain planned unit development in Davidson County, Tennessee, being Unit No. 97 on the Plan of Phase 2, Hickory Glade, of record in Book 6250, Page 888, as amended in Book 6900, Page 803, Register's Office for Davidson County, Tennessee, to which plan reference is made for a complete description.

Being the same property conveyed to Sean L. A. Griffin from Filiz A. Griffin by Quitclaim Deed dated September 06, 2001 and recorded September 06, 2001 at Instrument No. 20010906-0096745, Register's Office for Davidson County.

Being the same property conveyed to Sean L.A. Griffin from Jerry L. Griffin by Quitclaim Deed dated August 3, 2001 and recorded August 13, 2001 at Instrument No. 20010813-0087018, Register's Office for Davidson County.

Being the same property conveyed to Sean L. A. Griffin, an unmarried person, and Jerry L. Griffin and wife, Filiz A. Griffin from Myrtle Irene Beard, an unmarried person, by Warranty Deed dated September 18, 1995 and recorded September 19, 1995 in Book 9798, Page 853, Register's Office for Davidson County.

This conveyance is subject to Restrictive Covenants contained in an instrument of record in Book 6824, Page 929 and re-recorded in Book 6898, Page 896; Book 6824, Page 952; Book 6898, Page 919; Book 6898, Page 920 and Book 6957, Page 473, Register's Office for Davidson County.

This conveyanc is subject to all matters of record on plat in Plat Book 6250, Page 888 and 889 and ameneded in Plat Book 6900, Page 803, Register's Office for Davidson County.

This conveyance is subject to Storm Water Detention Agreement of record in Book 6796, Page 991, Register's Office for Davidson County.

This conveyance is subject to By-Laws of Hickory Glade, Phase One, Homeowner's Association, Inc., of record in Book 6878, Page 390, Register's Office for Davidson County.

This conveyance is subject to Sanitary Sewer and/or Storm Drainage Easement of record in Book 7384, Page 941; Book 6421, Page 966; and Book 6255, Page 611, Register's Office for Davidson County.

This conveyance is subject to a Quitclaim of common areas and conveyances in Book 7260, Page 72 and Book 6898, Page 921 and as re-recorded in Book 6899, Page 562, Register's Office for Davidson County.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.