THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **First Title & Escrow Co., Inc.** **FTEC File No. 20870**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $710,000.00. Affiant Subscribed and sworn to before me, this 30th day of JULY, 2003. Notary Public My Commission Expires: GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires SEPT. 25, 2004

WARRANTY DEED

Address New Owner: Mr. and Mrs. Don Griffin 119 Pembroke Avenue Nashville, TN 37205	**Send Tax Bills To:** ABN AMRO Mortgage Group 1201 East Lincoln Madison Heights, MI 48071	**Tax Information:** MAP 130-2 PAR 48

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, THOMAS M. SUTTER AND WIFE, DOROTHY A. SUTTER ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to DON GRIFFIN AND WIFE, SUSAN GRIFFIN ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 119 Pembroke Avenue, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever 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 has executed this instrument on this 30th day of JULY, 2003.

THOMAS M. SUTTER

DOROTHY A. SUTTER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, THOMAS M. SUTTER AND WIFE, DOROTHY A. SUTTER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that THEY executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of JULY, 2003.

My Commission Expires: _____

Notary Public

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 25, 2004

Davidson County DEEDWARR
Recvd: 08/01/03 11:43 2pgs
Fees:13.00 Taxes:2627.00

20030801-0109314

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 114 on the Plan of Resubdivision of Lots 110, 112, 114, 116, 120 and 132 Bransford Realty Company's Belle Meade Golf Links Subdivision, as of record in Plat Book 8250, page 898, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Thomas M. Sutter, III and wife, Dorothy A. Sutter by deed from E. Brown Bannister and wife, Debra H. Bannister of record in Book 6740, page 637, said Register's Office and by quitclaim deed from John O'Neal Clayton, Jr. of record in Book 10858, page 993, Register's Office for Davidson County, Tennessee and by quitclaim deed from John O'Neal Clayton, Jr. to correct lot dimensions as of record in Instrument No. 20030801.0109313. Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 2003 Taxes, which have been prorated and assumed by the Grantee; and (2) All matters appearing on the Plan of record in Plat Book 8250, page 898, said Register's Office.