Box57

This instrument prepared by:
Lesa H. Skoney,
Tune, Entrekin & White, P.C.
315 Deaderick, Suite 2100
Nashville, TN 37238

NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL
Timothy Griggs and wife, Michelle Griggs	SAME	72-6-141
3109 Gallatin Road		
Nashville, TN 37216		

Davidson County DEEDWARR
Recvd: 09/30/03 15:20 2pgs
Fees:13.00 Taxes:222.00
20030930-0144292

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration, or value, whichever is greater for this transfer is ~~zero ($0.00)~~ $60,000.00 J.A.G.

AFFIANT

Subscribed and sworn to before me this 29th day of September 2003.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1/28/06

LESA HARTLEY SKONEY NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

FOR AND IN CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **MALCOLM F. SADLER and wife, JOYCE SADLER**, Grantors, have bargained and sold, and by these presents do transfer and convey unto **TIMOTHY GRIGGS and wife, MICHELLE GRIGGS**, Grantees, their heirs and assigns, property located in Davidson County, Tennessee and more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being a part of Lot No. 2 on the corrected plan of E. J. Childers' Subdivision of the J. H. Ambrose Tract, as of record in Book 332, page 134, Register's Office for said County, described as follows:

Beginning on the westerly margin of the Gallatin Pike, at the southeast corner of the property conveyed to J.J. Preston by deed from H. A. Carrier, Trustee, of record in Book 1315, page 155, said Register's Office, said point being 100 feet south of the southerly margin of Elvira Avenue; thence with said Pike southwardly 50 feet to the northeast corner of the property conveyed to G. L. Campbell and wife, by deed from Bransford Realty Company, of record in Book 1108, page 40, said Register's Office; thence with said Campbell's northerly line westwardly 142 ½ feet, more or less, to the easterly line of Lot No. 4; thence with said line northwardly 45 feet to the southwest corner of said Preston Property; thence with the southerly line of same eastwardly 175 feet, more or less, to the beginning.

Being the same property conveyed to MALCOLM F. SADLER, by deed of record in Book 5271, page 145, said Register's Office.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, representatives and assigns, forever.

AND Grantors do covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and that the same is unencumbered, except as specified above.

AND Grantors do further covenant and bind themselves, their successors and assigns to warrant and forever defend the title to said land to the said Grantee their heirs, representatives and assigns against the lawful claims of all persons whomsoever.

Title to the aforedescribed real property is vested in **MALCOLM F. SADLER**. **JOYCE SADLER**, wife of **MALCOLM F. SADLER**, joins herein for the purpose of conveying and does hereby convey all rights, claims and interests of every kind, character and description whatsoever which she now has or hereafter may acquire by virtue of her marriage to **MALCOLM F. SADLER**, including but not limited to homestead, as provided by the laws of the State of Tennessee.

IN WITNESS WHEREOF, the undersigned have executed this instrument this 29 day of SEPT., 2003.

Malcolm F Sadler
MALCOLM F. SADLER

Joyce Sadler
JOYCE SADLER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named **MALCOLM F. SADLER**, the bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 29th day of Sept, 2003.

Dalitha S. Hudson
NOTARY PUBLIC

MY COMMISSION EXPIRES: Sept. 24, 2005

DALITHA S. HUDSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 24, 2005

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named **JOYCE SADLER**, the bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 29th day of Sept, 2003.

Dalitha S. Hudson
NOTARY PUBLIC

MY COMMISSION EXPIRES: Sept. 24, 2005

DALITHA S. HUDSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 24, 2005

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