Davidson County DEEDWARR
Recvd: 11/07/03 14:08 2pgs
Fees:13.00 Taxes:247.90

20031107-0163843

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $67,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 31st day of October, 2003.

Notary Public

My Commission Expires: 5/24/05

SHIRLEY A. BEESLEY NOTARY PUBLIC AT LARGE MAURY COUNTY, TENN.

WARRANTY DEED

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

ADDRESS NEW OWNER(S) AS FOLLOWS:
Roger T. Griffin
5316 Edmondson Pike, Unit 6
Nashville, Tennessee 37211

SEND TAX BILLS TO:
NEW OWNER
9237 Coxboro Court
Brentwood, TN 37027

MAP-PARCEL NUMBERS:
Map\Parcel: 161-01-O-A-50.00 CO

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, **Sandra Jo Vandergriff, an unmarried woman** hereinafter referred to as Grantors, hereby transfers and conveys to **Roger T. Griffin, married** 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:

Being Unit No. 5316- #6 as shown on the Plat of Danbury of record in Book 6612, Page 122, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements of the Danbury Homeowner's Association, all as described in Book 6612, Page 75, etu seq., said Register's Office.

Being the same property conveyed to Sandra Jo Vanderfgriff, unmarried by Warranty Deed from Martin E. McKee and wife, Connie M. McKee of record in Book 10209, Page 823, Register's Office for Davidson County, Tennessee, dated September 27, 1996.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 6612, Page 122, Register's Office for Davidson County, Tennessee.

Master Deed of record in Book 6612, Page 75, 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 2003, 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 5316 Edmondson Pike, Unit 6, Nashville, Tennessee 37211.

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 31st day of October, 2003.

Sandra Jo Vandergriff

Sandra Jo Vandergriff

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 Sandra Jo Vandergriff, an unmarried woman, 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 31st day of October, 2003.

Notary Public

My Commission Expires: 11/2/05

DONALD R. BARRETT, JR
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

09651-BW