This Instrument Prepared By:
FLYNN & RADFORD, ATTYS., P.C.
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6040017

Return To:
First Title & Escrow
File Box 9B
#22252

Send Tax Bills To:
Skye Dawn Griggs & Mark Brady Griggs
1524 Crosswind Drive
Nashville, TN 37211

Davidson County DEEDWARR
Recvd: 02/23/04 15:42 2pgs
Fees:13.00 Taxes:738.15
20040223-0020524

New Owner is:
1524 Crosswind Drive
Nashville, TN 37211

MAP: 172-15-O-A
PARCEL: 174.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Robert M. Veile and wife, Jeanette F. Veile**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Skye Dawn Griggs and Mark Brady Griggs**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

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

Land in Davidson County, TN, being Lot No. 210 on the Plan of Holt Woods, Section Ten, of record in Plat Book 9700, Pages 281 and 282, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert M. Veile and wife, Jeanette F. Veile by Deed from Claridge Builders Co., LLC dated 05/30/97, recorded 06/02/97, in Book 10474, page 912, Register's Office for Davidson County, Tennessee.

Subject to restrictions of record in Book 9570, Page 22, Book 10256, page 506, re-recorded in Book 10258, page 142, By-Laws in Book 9570, page 13, all matters shown on plan of PUD boundary addition in Plat Book 7900, page 668 and Charter in Book 9570, page 5 and all matters shown on the Plan of Record.

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.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant

and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 13th day of February, 2004.

GRANTOR:

Robert M. Veile

Robert M. Veile

Jeanette F. Veile

Jeanette F. Veile

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Robert M. Veile and Jeanette F. Veile**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 13th day of February, 2004.

MELISSA L. COLLINS NOTARY PUBLIC AT LARGE KNOX COUNTY, TENN. My Comm. Exp. Mar. 24, 2004

Melissa L. Collins
Notary Public

My Commission Expires: 3/24/04

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $199,500.00.

Patricia Green
Affiant

SWORN TO and subscribed before me this 13th day of February, 2004.

Donald E. Kniffen
NOTARY PUBLIC

DONALD E. KNIFFEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My commission expires:

11/25/2006