File Box 8

Davidson County DEEDWARR
Recvd: 05/18/04 14:57 2pgs
Fees:13.00 Taxes:1727.90

20040518-0058325

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $467,000.00

Affiant

Subscribed and sworn to before me, this 14th DAY OF May, 2004.

Notary Public

MY COMMISSION EXPIRES: 5/3/06

(AFFIX SEAL)

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

G-CD-04-1615

THIS INSTRUMENT WAS PREPARED BY
RUBY TUESDAY ESCROW, LLC
201 2nd Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS. (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin F. Haas	Suntrust Mortgage, Inc.	
1615 18th Avenue South	(NAME) P.O. Box 57028	104-08-180
(ADDRESS) Nashville, Tennessee 37212	(ADDRESS) Irvine, CA 92619	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we LARRY J. GRIFFIN AND PEGGY A. THOITS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KEVIN F. HAAS AND DANA MARTY HAAS, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, TN, being Lot NO. 4 on the Map of O.H. Shields Subdivision of Lot NO. 57 in O. B Bayes plan of Large lots called "Rokeby" of record in Book 161 page 158, Register's Office for Davidson County, Tennessee.
Said Lot NO. 4 fronts 55 feet on the westerly side of 18th Avenue South, formerly Lamar Street, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Larry J. Griffin and Peggy A. Thoits by deed dated 10/16/1993 and filed for record 10/21/1993 in Book 9122 page 702, Register's Office for Davidson County, TN.
This conveyance is subject to: Taxes for 2004, and subsequent years; All matters shown on Plan, with Owner's Certificate, of record in Plat Book 161 Page 158, said Register's Office.

unimproved ( )
This is improved (X) property, known as 1615 18th Avenue South, Nashville, Tennessee 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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/our hand(s) this 14th day of May, 2004.

Larry J. Griffin

Peggy A. Thoits

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Larry J. Griffin and Peggy A. Thoits, the within named bargainor, 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 within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th day of May, 2004.

Notary Public

My Commission Expires: 5-30-07

(SEAL)

LAURA SHOUN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903