This Instrument Was Prepared By:
CONSUMER TRUST TITLE & ESCROW, LLC
219 WARD CIRCLE, SUITE 3
BRENTWOOD, TENN. 37027
(615) 369-0039

PLEASE RETURN ORIGINAL TO:
CONSUMER TRUST TITLE & ESCROW, LLC
219 WARD CIRCLE, SUITE 3
BRENTWOOD, TENN. 37027

STATE OF TN
COUNTY OF DAVIDSON

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$143,500.00** amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Newell F Phipps

Affiant

Subscribed and sworn to before me this the 20 day of MAY, 2004.

Notary Public

NOTARY PUBLIC

Commission Expiration:

Davidson County DEEDWARR
Recvd: 05/24/04 10:48 2pgs
Fees:13.00 Taxes:530.95
20040524-0060464

WARRANTY DEED

NAME OF NEW OWNERS:	PLEASE SEND TAX BILLS TO:	ADDRESS OF NEW OWNER:
JAY GRIFFIN, UNMARRIED		741 WINTHORNE DRIVE NASHVILLE, TN 37217
	SAME	
		PROPERTY ADDRESS: SAME

MAP PARCEL NUMBER
120-1-29

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, cash in hand paid, by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged, **NEWELL F. PHIPPS AND WIFE GAIL W. PHIPPS** ("Grantors") has bargained and sold, and does hereby bargain, sell and convey unto **JAY GRIFFIN, UNMARRIED** (Collectively "Grantee") the following described real estate located in **DAVIDSON** County, Tennessee, more particularly described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 320 ON THE PLAN OF GLENGARRY PARK, SECTION 3, AS OF RECORD IN BOOK 2900, PAGE 25, REGISTER'SOFFICE FOR SAID COUNTY.

SAID LOT NO. 320 FRONTS 90 FEET ON THE SOUTHWESTERLY SIDE OF WINTHORNE DRIVE AND EXTENDS BACK 233.5 FEET ON THE NORTHWESTERLY LINE AND 190.5 FEET ON THE SOUTHEASTERLY LINE TO A DEAD LINE MEASURING 99.5 FEET THEREON.

THIS BEING THE SAME PROPERTY CONVEYED TO NEWELL F. PHIPPS AND WIFE, GAIL W. PHIPPS BY WARRANTY DEED OF MARVIN K. HOWARD AND WIFE, RUTH D. HOWARD DATED MARCH 15, 1973 AND RECORDED MARCH 21, 1973 IN BOOK 4690, PAGE 957, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This property is known as : 741 WINTHORNE DRIVE, NASHVILLE, TN 37217

This property is subject to all restrictive covenants of record, all matters shown on the Plat of record and any encumbrances, easements, and other matters of public record as may affect the property.

TO HAVE AND TO HOLD The aforesaid tract or parcel of land with appurtenances, estate title and interest thereto belonging to the Grantee, its (their) successors and assigns in fee simple forever.

Grantor does hereby covenant with the Grantee that the Grantor is lawfully possessed of said land in fee simple, the Grantor has good right to sell and convey same; that the same is unencumbered except as noted herein and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

WITNESS the signature of the Grantor this 20 day of May, 2004.

x Newell F Phipps
NEWELL F. PHIPPS **(GRANTOR)**

x Gail W Phipps
GAIL W. PHIPPS **(GRANTOR)**

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NEWELL F. PHIPPS AND WIFE GAIL W. PHIPPS with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 20 **day of** May **, 2004.**

Notary Public

My Commission Expires:_____

W. WILLIAM DAVIS
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

My Commiss[illegible]