PICK-UP

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value (whichever is greater) is $ 324,156.16

Affiant

Subscribed and sworn to before me, this 15 day of June, 2004.

Notary Public

My Commission Expires: 9-17-2006

JANE E. BURNS NOTARY PUBLIC AT LARGE BEDFORD COUNTY

Davidson County DEEDWARR
Recvd: 06/21/04 13:17 4pgs
Fees:23.00 Taxes:1199.38
20040621-0073186

THIS INSTRUMENT PREPARED BY:
HOFSTETTER & HOFSTETTER, ATTYS
95 White Bridge Road, Suite 505
Nashville, TN 37205

ADDRESS NEW OWNERS:	SEND TAX BILL TO:	MAP-PARCEL NOS:
Griswold Properties 2908 Woodlawn Drive Nashville, Tennessee 37215	Same	Map 130-03-0 Parcel 037

WARRANTY DEED

WHEREAS, Griswold Properties (the "Grantee") is the owner and holder of the following promissory notes: (1) a certain promissory note from Nelson L. Griswold a/k/a Nelson L. Griswold, III, and wife, Elizabeth Long Durrett Griswold (the "Grantor") to Franklin National Bank, in the original principal amount of One Hundred Twenty Thousand and No/100 Dollars ($120,000.00), which is secured by the deed of trust of record in Instrument Number 20010709-0072994, Register's Office for Davidson County, Tennessee, which was assigned to Grantee by Assignment of Deed of Trust of record in Instrument Number 20030127-0010594; (2) a certain promissory note from the Grantor to the Grantee, in the original principal amount of Forty-One Thousand Five Hundred Ninety-Five and 20/100 Dollars ($41,595.20), which is secured by a deed of trust of record in Instrument Number 20030127-0010595, Register's Office for Davidson County, Tennessee; and (3) a certain promissory note from the Grantor to the Grantee, in the original principal amount of Ninety-Four Thousand Thirty-Five & 54/100 Dollars ($94,035.54), which is secured by a deed of trust of record in Instrument Number 20030528-0072015, Register's Office for Davidson County, Tennessee.

WHEREAS, the Grantor has agreed to make, and the Grantee has agreed to accept, this conveyance in return for full and complete satisfaction of said promissory notes and the release of said deeds of trust;

NOW, THEREFORE, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Nelson L. Griswold a/k/a Nelson L. Griswold, III and wife, Elizabeth Long Durrett Griswold, the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto Griswold Properties, the Grantee, its heirs, successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 18, Block 9, on the Plan of Resubdivision of part of Royal Oaks Subdivision, of record in Plat Book 547, Page 167, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property devised to Elizabeth Long Durrett by Last Will and Testament of Horace Wilson Durrett of record in Will Book 233, page 315, Office of the Davidson County Probate Court Clerk. The said Elizabeth Long Durrett, who has since married and is now known as Elizabeth Long Durrett Griswold, conveyed an undivided interest in the subject property to her husband, Nelson L. Griswold by Quitclaim Deed of record in Instrument Number 20001019-0103876, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2004, a lien, but not yet due and payable.

2. All matters shown on the Plan of Resubdivision of part of Royal Oaks Subdivision, of record in Plat Book 547, Page 167, Register's Office for Davidson County, Tennessee.

3. Sanitary Sewer Easement of record in Book 5815, page 875, said Register's Office.

4. Covenants, conditions, and restrictions as set forth in the document as of record in Book 848, page 435, said Register's Office, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

5. A Deed of Trust by Nelson L. Griswold, III and wife, Elizabeth Long Durrett Griswold, trustor, to James C. Hofstetter, Trustee, for the benefit of the Trustee of the John G. Junius Family Trust, beneficiary, to secure a note in the original amount of $27,965.44 and any other obligations secured thereby, as of record in Instrument No. 20030127-0010596, Register's Office for Davidson County, Tennessee.

This is improved property known as 4310 Sunnybrook Drive, Davidson County, Tennessee.

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, its heirs, successors, assigns and personal representatives forever. And the undersigned, do covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out.

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

The Grantee executes this instrument for the sole purpose of agreeing that this conveyance is for the full and complete satisfaction of the herein described promissory note and release of the herein described deed of trust.

WITNESS our hands this 15 day of June, 2004.

GRISWOLD PROPERTIES,
A Tennessee General Partnership
By: GRISWOLD MANAGEMENT, INC.,
A Tennessee Corporation, its Managing Partner

By: N. L. Griswold Jr

Title: Pres.

Nelson L. Griswold by John J. Griswold Attorney in fact
Nelson L. Griswold, a/k/a Nelson L. Griswold, III

Elizabeth Long Durrett Griswold
Elizabeth Long Durrett Griswold

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public, personally appeared N.L. Griswold Jr ~~John J. Griswold~~, with whom I am personally acquainted and who, upon oath, acknowledged himself to be the President for Griswold Management, Inc., the Managing Partner of Griswold Properties, a Tennessee General Partership, the within named bargainor, that he being authorized so to do, executed the foregoing instrument for the purposes contained therein by signing the name of Griswold Management, Inc., by himself as President.

WITNESS my hand and seal this 15 day of June, 2004.

Jane E Burns
NOTARY PUBLIC

My Commission Expires: 9-17-2006

JANE E. BURNS NOTARY PUBLIC AT LARGE BEDFORD COUNTY, TENNESSEE

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 **Elizabeth Long Durrett Griswold**, the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15 day of June, 2004.

Jane E Burns
NOTARY PUBLIC

My Commission Expires: 9-17-2006

JANE E. BURNS NOTARY PUBLIC AT LARGE BEDFORD COUNTY, TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 15 day of June, 2004, before me personally appeared John J. Griswold to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Nelson L. Griswold, a/k/a Nelson L. Griswold, III, acknowledged that such person executed the same as the free act and deed of Nelson L. Griswold, a/k/a Nelson L. Griswold, III.

WITNESS my hand and seal this 15 day of June, 2004.

Jane E. Burns
NOTARY PUBLIC

My Commission Expires: 9-17-2006

