RECORD AND RETURN TO: Mitchell A. Watts, Attorney
2400 Crestmoor Road #102 Nashville, TN 37215

THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 23017-06-2004**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $600,000.00. Affiant Subscribed and sworn to before me this 25th day of June, 2004. Notary Public My Commission Expires: 03.22.08

JASON CHAFFIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Laurence R. Helfer David L. Boyd 208 Lauderdale Road Nashville, TN 37205	SAME	Map No.103.12-0 Parcel No. 137.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Meredith M. Griffith**, married ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Laurence R. Helfer, unmarried and David L. Boyd, unmarried, as joint tenants with right of survivorship** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 208 Lauderdale Road, Nashville, Tennessee 37205

R. Parker Griffith, spouse of Meredith M. Griffith, joins in the execution of this instrument for the purpose of conveying any interest he may have in subject property by virtue of his marriage to the said Meredith M. Griffith.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 25th day of June, 2004.

Meredith M. Griffith

R. Parker Griffith

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Meredith M. Griffith and R. Parker Griffith,** 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, at office, this 25th day of June, 2004.

Notary Public

My Commission Expires:

GERALD R. [illegible] NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires [illegible]

Davidson County DEEDWARR
Recvd: 07/01/04 12:06 2pgs
Fees:13.00 Taxes:2220.00

20040701-0078421

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 34 and part of Lot 33 Block C, Cherokee Park, Second Addition of record in Book 547, pages 175 and 176, Register's Office for Davidson County, Tennessee and more particularly described as follows:

Said Lot No. 34 and part of Lot No. 33 adjoin and front 60 feet on the northeasterly margin of Lauderdale Road and extend back 179.58 feet more or less, on the northwesterly line and 183.88 feet (erroneously referred to as 138.88 feet in previous deeds of record) on the southeasterly line to a dead line in the rear, measuring 57.81 feet thereon.

Being the same property conveyed to R. Parker Griffith, III and wife, Meredith Griffith by quitclaim deed dated July 12, 1999 from Donald R. Barrett, Jr., Trustee of record in Book 11571, page 928, Register's Office for Davidson County, Tennessee. R. Parker Griffith has since conveyed his interest in said property to Meredith M. Griffith by quitclaim ded of record in Instrument No. 20020313-0031471, Register's Office for Davidson County, Tennessee. Meredith M. Griffith and Meredith Griffith are one and the same person.

This conveyance is made subject to:

1. 2004 City/County Taxes which have been pro-rated and assumed by the Grantee;
2. Charter of record in Instrument No. 200005310054011;
3. All matters appearing on the Plan of record in Book 547, pages 175 and 176, Register's Office for Davidson County, Tennessee.