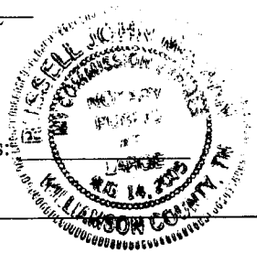
STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value,
whichever is greater, for this transfer is $116,000.00

Affiant

Subscribed and sworn to before me,
this 25th day of June, 2004.

Notary Public

My commission expires:



Davidson County DEEDWARR
Recvd: 07/08/04 14:15 2 pgs
Fees:13.00 Taxes:429.20
20040708-0081322

THIS INSTRUMENT WAS PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd., Suite 102
Brentwood, TN 37027
615-377-3319

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
James P. Zaharia	**Countrywide Home Loans**	**Map 119-4, Parcel 87**
410 E. Thompson Lane	**2021 N. Gallatin Road, Suite 292**	
Nashville, TN 37211	**Madison, TN 37115**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Allen Griggs and wife, Jennifer Griggs

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

James P. Zaharia, an unmarried man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 116 on the Map of Section Three, Glencliff Estates, of record in Book 1424, page 1, Register's Office for Davidson County, Tennessee to which map reference is hereby made for a more complete description thereof.

Being the same property conveyed to Allen Griggs and wife, Jennifer Griggs, by Warranty Deed, from Mary Alice Chapman and David Earl Hayes and John Richard Hayes and Dennis Ray Hayes, of Record in Book 11547, page 833, Dated June 28, 1999, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 1424, Page 1, Register's Office for DAVIDSON County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 1300, Page 290, Book 1361, page 432, Book 1373, page 61, Book 1556, page 328, Book 1760, page 101, Book 4373, page 786 & Book 3031, page 513, Register's Office for DAVIDSON County, Tennessee.

Sanitary Sewer Easement of record in Book 4199, Page 724, Register's Office for DAVIDSON County, Tennessee.

Any and all visible easements lying on or across the property.

This is improved (X) unimproved ( ) property known as 410 E. Thompson Lane, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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 25th day of June, 2004.

Allen Griggs

Jennifer Griggs

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, Allen Griggs and wife, Jennifer Griggs, the within named sellers, 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, at office, this 25th day of June, 2004.

Notary Public

My Commission Expires: AUG. 14, 2005