Davidson County DEEDWARR
Recvd: 08/10/04 08:49 2pgs
Fees:13.00 Taxes:392.20

20040810-0096230

Prepared by:
Realty Title Co. Company, Inc.
383 Johnny Cash Parkway, Suite 140
Henderson[illegible], TN 37075

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Commission Expires MAY 28, 2006

05-0407-61735

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $106,000.00

Affiant

Subscribed and sworn to before me, this 6th day of August, 2004.

Notary Public
My commission expires: 5/28/2006

Address of New Owner:	Send Tax Bills to:	Tax Information
Jason R. Griffin	AmSouth Bank	085-14-0 039.00
117 Guill Court	2050 Parkway Office Circle	
Nashville TN 37214	Birmingham, Al 35244	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Vicki McCaleb, now Wade, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jason R. Griffin and wife, Heather D. Roberts, hereinafter called the Grantees, their successors 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. 2A on the plan of Zone Lot Division Lots 2, 3, and 4 Bainbridge Cluster Homes of record in Plat Book 6250, Page 18, and as amended in Plat Book 6250, Page 181, said Register's Office to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Vicki M. Mitchell by deed from James McClanahan, dated 12/20/01, recorded 12/28/01, of record in Instrument No. 20011228-0144122, said Register's Office; and being further conveyed to Vicki McCaleb by quitclaim deed from Vicki M. Mitchell of record in Instrument No. 20020606-0068719, Register's Office for Davidson County, Tennessee.

Vicki M. Mitchell, Vicki McCaleb and Vicki McCaleb Wade are one and the same person.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 117 Guill Court, Nashville, TN 37214

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, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 6th day of August, 2004.

Vicki McCaleb Wade

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Vicki McCaleb Wade, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 6th day of August, 2004.

State of Tennessee at Large

My Commission expires
5/28/2006

ANGELA A. RAMSEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006