FILE BOX 30

Davidson County DEEDWARR
Recvd: 08/24/04 13:01 2pgs
Fees:13.00 Taxes:510.23

20040824-0102175

State of Tennessee
County of Williamson

The actual consideration or value whichever is greater is $137,900.00.

Subsribed and sworn before me this the 20th day of August, 2004.

MEREDITH L. SHRADER NOTARY PUBLIC (Affix Seal) LARGE GILES COUNTY, TN

MEREDITH L. SHRADER
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
April 18, 2005

Jennifer Crowell
Affiant

Meredith L. Shrader
Notary Public

WARRANTY DEED

This instrument prepared by:
SOUTHEAST TITLE of Tennessee, Inc. 400694
214 Centerview Drive, Suite 101, Brentwood, Tennessee 37027

Address of new owner:
Clifford Griffin and wife, Sharon Griffin
2852 Rader Ridge Court
Antioch, TN 37013

Send tax bills to:
Ampro Mortgage Corporation dba
P. O. Box 82370
Phoenix, AZ 85071-2370

Map 149-10-A Parcel 11

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Deborah K. Psillas, a married woman

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Clifford Griffin and wife, Sharon Griffin

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot Number 11 on the Plan of Pebble Trail Villas P.U.D. of record in Plat Book 9700, page 721 and 722, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being all of the same property conveyed to Deborah K. Psillas, a married woman, by Deed dated September 26, 2003 of record in Instrument Number 20031003-0146528, said Register's Office. This is also part of the same property conveyed to Corinthian Custom Homes, Inc. by Deed dated November 1, 2002 of record in Instrument Number 20021101-0134222, said Register's Office.

Subject to taxes for the year 2004, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.

Nicholas S. Psillas, husband of Deborah K. Psillas, joins in the execution of this instrument for the purpose of relinquishing all of his marital interest in said property.

THIS IS IMPROVED PROPERTY KNOWN AS 2852 Rader Ridge Court, Antioch, TN 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have good right to convey it , and the same is 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 successors, heir and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender sahll be applicable to all genders.

Subsribed and sworn before me this the 20th day of August, 2004.

Deborah K. Psillas

Nicholas S. Psillas

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, the within named Deborah K. Psillas and husband, Nicholas S. Psillas, 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, this 20th day of August, 2004.

My commission expires:

MEREDITH L. SHRADER
NOTARY PUBLIC
AT
LARGE
GILES COUNTY, TN

MEREDITH L. SHRADER
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
April 18, 2005

Meredith L Shrader
Notary Public