#1450

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,900.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF November, 2004

Notary Public

MY COMMISSION EXPIRES: 11-22-08

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

G-MM-04-1004

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeremy D. Griffith	America's Wholesale lender	
1004 Grasshopper Circle (ADDRESS)	P.O. Box 660694 (ADDRESS)	
Hermitage, Tennessee 37076 (CITY) (STATE) (ZIP)	Dallas, TX 75266 (CITY) (STATE) (ZIP)	76-14-9.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JACKIE C. LIFER AND WIFE, PEGGY D. LIFER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JEREMY D. GRIFFITH AND MELISSA R. WARD,HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Lot 73, NEW HOPE MEADOWS, PHASE II, as shown on plat of record in Plat Book 6900, Page 724, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jackie C. Lifer and wife, Peggy D. Lifer by Special Warranty Deed from United Guaranty Residential Insurance Company recorded March 21, 2002 in Instrument No. 20020321-0034830, Register's Office for Davidson County, Tennessee. The said Jackie C. Lifer is also known as Jackie Claude Lifer. The said Peggy D. Lifer is also known as Peggy Dian Sumerall Lifer.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those listed in Plat Book 6900, page 724; Book 7557, page 377; Book 7567, page 103; Book 7934, page 796; Instrument No. 20030106-0001976; Book 7557, page 356; Book 7567, page 106; Instrument No. 20030106-0001977 and Book 7525, page 935, Register Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1004 Grasshopper Circle, Hermitage, Tennessee 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized 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; 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 GRANTEE(S), 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 29th day of November, 2004.

Jackie C. Lifer

Peggy D. Lifer By Jackie C. Lifer
ATTORNEY - IN - FACT

Peggy D. Lifer by Jackie C. Lifer,
attorney-in-fact

Davidson County DEEDWARR
Recvd: 12/07/04 13:43 2pgs
Fees:13.00 Taxes:591.63

20041207-0145774

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jackie C. Lifer, the within named bargainor, 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 pruposes therein contained.

Witness my hand and official seal, this the 29th day of November, 2004.

Notary Public

My Commission Expires:

(SEAL) 1/27/07

SPENCER R. TALBOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES JAN 27, 2007

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Jackie C. Lifer, 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 Peggy D. Lifer and acknowledged that he/she executed the same as the free act and deed of the said Peggy D. Lifer.

Witness my hand and official seal at
Davidson County
on this the 29th day of November, 2004.

NOTARY PUBLIC

My Commission Expires: 1/27/07

SPENCER R. TALBOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES JAN 27, 2007

~~RETURN TO:~~

~~2012 21st Avenue South~~
~~Nashville, TN 37212~~

~~615.383.2003~~

Return to:

Advantage Title & Escrow
109 Kenner Avenue
Nashville, TN 37205
615-292-2665

#1450