PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
P.O. BOX 489
JOELTON, TN 37080

WARRANTY DEED

THIS INDENTURE is made and entered into this 3rd day of **December, 2004, by and between HAROLD D. DENTON and PATSY C. DENTON, HUSBAND AND WIFE, hereinafter called Grantors, and ALLYSON N. GRIFFIN, UNMARRIED, hereinafter called Grantee.**

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, HAROLD D. DENTON and PATSY C. DENTON, HUSBAND AND WIFE, as Grantors, do hereby bargain, sell, transfer and convey unto ALLYSON N. GRIFFIN, UNMARRIED,hereinafter referred to as Grantee, her successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is unimproved property known as 5624 EATON'S CREEK ROAD, JOELTON, TENNESSEE 37080.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, her successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantee that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantee, her successors, heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS the hands and seals of Grantors on the day and year first above written.

Davidson County DEEDWARR
Recvd: 12/08/04 13:58 3pgs
Fees:18.00 Taxes:185.00



20041208-0146450

HAROLD D. DENTON
Signature of Seller

PATSY C. DENTON
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, HAROLD D. DENTON and PATSY C. DENTON, HUSBAND AND WIFE, the within named 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, at office, this 3rd **day of December, 2004.**

Howard M. Skipworth
Notary Public

My Commission Expires: _____

HOWARD M. SKIPWORTH NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.
MY COMMISSION EXP. JANUARY 26, 2008

Name and Address of Property Owner:

ALLYSON N. GRIFFIN, UNMARRIED

Property Address:

5624 EATON'S CREEK ROAD
JOELTON, TENNESSEE 37080

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 29, PARCEL 279

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$50000** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Allyson N. Griffin
Affiant

Sworn to and subscribed before me, a Notary Public, this 3rd day of **December, 2004.**

Howard M Skipworth
Notary Public

My Commission Expires: _____

HOWARD M. SKIPWORTH NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.
MY COMMISSION EXP. JANUARY 26, 2008

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
P.O. BOX 489
JOELTON, TN 37080 04-244J

EXHIBIT 'A'

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Tract No. 2 on the Plan of the Engram Property as shown on survey of Petty & Petty, dated December 5, 1973, more particularly described as follows:

BEGINNING at a point on the easterly margin of Eaton's Creek Road, said point being 162.5 feet southerly along the easterly margin of Eaton's Creek Road from the northwesterly corner to the property conveyed to John T. Bottom, Jr., et ux, by deed from Jessie Holt Brown, et al, of record in Book 4754, page 851, Register's Office for Davidson County, Tennessee; thence along the easterly margin of said Road S. 6 deg. 30' E. 162.5 feet; thence N. 89 deg. 00' E. 932 feet; thence N. 2 deg. 00' E. 135 feet; thence N. 89 deg. 45' W. 956.5 feet to the point of beginning, containing 3.04 acres, more or less.

Being the same property conveyed to HAROLD D. DENTON and PATSY C. DENTON, HUSBAND AND WIFE, by Warranty Deed from FINN BUILT HOMES, INC., of record at BOOK 4927, PAGE 773, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2005 and subsequent years, A LIEN, not yet due and payable (MAP 29, PARCEL 279).
2. Unrecorded easements for roads and utilities, if any.