Davidson County DEEDQC
Recvd: 03/30/05 10:09 3 pg
Fees:17.00 Taxes:0.00
20050330-0034295

This Instrument Prepared By & Return to:
Title Enterprise Service Company, LLC.
3354 Perimeter Hill Dr.
Nashville, TN 37211
1050013
Information in this document furnished by the parties and relied upon by the preparer of this document.

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, I, **Jerry E. Griffin and Gina D. Griffin,** do hereby bargain, sell, release, remise, quitclaim and convey unto **David Anthony Goodwin,** all my rights, title and interest in and to the following described real estate, to-wit:

Exhibit "A"

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

Land in Davidson County, Tennessee, described as follow, to-wit: Parcel No. 59, being Unit No. B-103 in a Horizontal Property Regime located on the Plat of Green Hills Terrace of record in Book 5200, page 64, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to Jerry E. Griffin and Gina D. Griffin from Mary Margaret Eighmy, an unmarried person, by Warranty Deed dated July 22, 1998 and recorded July 27, 1998 in Book 11035, page 606, Register's Office for Davidson County.

This conveyance is subject to a Master Deed and By Laws of record in Book 5304, page 702; Book 7841, page 557; Book 9830, page 181; Book 11362, page 463; Instrument No. 2003061180648; Book 5304, page 745-763; and all matters of record on plat in Plat Book 5200, page 64, Register's Office for Davidson County.

This conveyance is made subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

~~TO HAVE AND TO HOLD~~ the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

~~The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.~~

WITNESS our hands this 26th day of January, 2005.

GRANTOR:

Jerry E. Griffin

Gina D. Griffin

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Jerry E. Griffin and Gina D. Griffin**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 26th day of January, 2005.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 26th day of January, 2005.

Notary Public

My Commission Expires: 3/22/08

ANGELA WINDHAM
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAR 22 2008

Tax/Map ID & Parcel
117-15-0-A-59.00 CO

New Owners:
David Anthony Goodwin
1900 Richard Jones Road
Nashville, TN 37215

Send Tax Bills to :
New Owners
1900 Richard Jones Road
Nashville, TN 37215