Davidson County DEEDWARR
Recvd: 05/24/05 08:53 2 pg
Fees:13.00 Taxes:292.30

20050524-0058231

GBEC OF TENNESSEE, INC.
404 BNA DRIVE STE 300
NASHVILLE, TENNESSEE 37217

TERASINA D. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 20, 2008

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 79,000.00.

Carolin Cooper
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 23 DAY OF May, 05.

NOTARY PUBLIC

My Commission expires:

THIS INSTRUMENT PREPARED BY: GBEC OF TENNESSEE, INC., 404 BNA Drive Ste 300, NASHVILLE, TENNESSEE 37217		
NAME	ADDRESS	
NAME & ADDRESS OF PROPERTY OWNER: **Kent E Griffiths**	SEND TAX BILLS TO: Same	MAP OR PARCEL NUMBERS: **44-15-86**
(NAME) **904 Berry Street**	(NAME)	
(ADDRESS) **OLD HICKORY, TENNESSEE 37138**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

For and in Consideration of the sum of $ 10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we **Timothy A LeClaire and Carla LeClaire** hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto **Kent E Griffiths married** hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON** County, Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot No 87, as shown on the map entitled Section D, Village of Old Hickory, of record in Plat Book 1424, page 65, Register's Office for Davidson County, Tennessee, fronting on 58.0 feet on Berry Street, containing .09 acres, more or less.

Being the same property conveyed to TIMOTHY A LECLAIRE AND WIFE, CARLA LECLAIRE, by deed of record as Instrument No. 20020823-0102422, said Registers Office.

This unimproved ( ) improved (✓) property, known as

904 Berry Street, **OLD HICKORY,** **TENNESSEE 37138**

(House number) (Street) (City) (State) (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 GRANTEES, their heirs and assigns, forever. We do covenant with said GRANTEES 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this day of **23rd** day of **May, 2005.**

Timothy A LeClaire

Carla LeClaire

gbcwarrd

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Timothy A LeClaire & Carla LeClaire

_____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 23 day of MAY, 2001.

My Commission expires:

H. GLENN BOLTON EXPIRES NOTARY PUBLIC AT LARGE 6-24-05 WILLIAMSON CO. TENNESSEE

_____ _____
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____

_____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, _____.

My Commission expires:

_____ _____
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____

_____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, _____.

My Commission expires:

_____ _____
Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____ self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that _____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____ self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, _____.

My Commission expires:

_____ _____
Notary Public