PREPARED BY (AND RETURN TO):

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W & I Ref:(_____) Title No: 46265
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 05/26/05 09:07 2 pg
Fees:13.00 Taxes:1128.50
20050526-0059363

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Michael L. Griffith Julie Newton 205 Tarrington Court Brentwood, Tennessee 37027	SAME

TAX MAP-PARCEL NUMBERS: 172-05-A-012

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$305,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Andrew J. Worsey and spouse, Jill A. Hanson**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Michael L. Griffith and spouse Julie Newton** hereinafter called the **Grantee**, Grantee's 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. 12 on the plan of Oakmont subdivision, Phase One, of record in Book 7900, page 479 as amended in Book 7900, page 480, Register's Office for said County.

Said Lot No. 12 fronts 34.80 feet on the westerly margin of Tarrington Court, which is a cul-de-sac and extends back 176.30 feet on the broken northwesterly line and 83.58 feet on the southeasterly line to a dead line in the rear, measuring 102.93 feet thereon.

Being the same property conveyed to Andrew J. Worsey and spouse, Jill A. Hanson by deed from Construction Associates, Inc., a Corporation of record in Book 9405, page 890, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2005, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 7900, Page 479 as amended in Book 7900, page 480, said Register's Office, which Plan shows a 20 foot minimum building setback line from Tarrington Court together with a designated building site, and a 10 foot easement for public utility purposes along the rear line(s) And a 20 foot easement for sanitary sewer across the westerly portion of said lot, with an 8 inch sewer line lying therein. The Declaration of Covenants, Conditions and Restrictions of record in Book 8850, page 631, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 205 Tarrington Court, Brentwood, Tennessee 37027

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 20th day of May, 2005.

Andrew J. Worsey

Jill A. Hanson

State of TENNESSEE
County of DAVIDSON

On this 20th day of May, 2005 , before me the undersigned authority, personally appeared Andrew J. Worsey Jill A. Hanson , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $305,000.00

Affiant

Sworn and subscribed before me this the 20th day of May, 2005

My Commission Expires: 9/24/05

My Commission Expires SEPT. 24, 2005

Notary Public