Davidson County DEEDWARR
Recvd: 06/02/05 13:17 2 pgs
Fees:13.00 Taxes:543.90

20050602-0062506

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
SP 43877

WARRANTY DEED

CAROL T. BAKER NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$147,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS **26th DAY OF MAY, 2005.**

Notary Public

MY COMMISSION EXPIRES: 2/15/09

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
STEVEN E. GRIFFIN et ux **6202 Henry Ford Drive** **Nashville, TN 37209**	New Owner	**90-16-91** **8DA 31580**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, MILDRED EVELYN OSBORNE, Unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STEVEN E. GRIFFIN and wife, SHARON S. GRIFFIN**

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED TO-WIT:**

Land in Davidson County, Tennessee, being Lot No. 207 on the Map of Charlotte Park Subdivision, Section III, as shown on the Plat of record in Book 2663, page 70, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a complete description of metes and bounds.

Being the same property conveyed to Mildred Evelyn Osborne by deed from Lewis Ward Robey, Unmarried, of record in Book 9911, page 172, Register's Office for Davidson County, Tennessee.

This property is improved (X) known as 6202 Henry Ford Drive, Nashville, Tennessee 37209

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, and we do covenant with the 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 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 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 my hand this 26th day of May, 2005.

X Mildred Evelyn Osborne

MILDRED EVELYN OSBORNE

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named MILDRED EVELYN OSBORNE, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 26H day of May, 2005.

NOTARY PUBLIC

My Commission Expires: 3/25/06

