# WARRANTY DEED

**SIDWELL & BARRETT, P.C.**
121 1st Avenue South, Suite 200
P-05-5310 **Franklin TN 37064**

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $171,000.00

Kristina Martinez
Affiant

Subscribed and sworn to before me, this 28th DAY OF June, 2005.

Notary Public

MY COMMISSION EXPIRES: 4/[illegible]

(AFFIX SEAL)

SHIRLEY A. BEESLEY
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY, TENN.

**THIS INSTRUMENT WAS PREPARED BY**
Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Ann Kathryn Dettwiller | American Family Financial | |
| 5310 Elkins Ave. | (NAME) New owner | 91-15-52 |
| (ADDRESS) Nashville, Tennessee 37209 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we STEVEN E. GRIFFIN AND WIFE SHARON S. GRIFFIN, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto ANN KATHRYN DETTWILLER, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being part of Block No. 5 on the Realty Savings Bank and Trust Company's Revised Plan of West Extension of the Charlotte Park Company's First Addition to Nashville, as of record in Book 421, Page 18, Register's Office for said County, and described as follows:

Beginning on the northerly margin of Elkins Avenue, formerly Second Avenue, at a point 270 feet east of the northeast corner of said Avenue and Richland Avenue, being the southeast corner of the lot conveyed to D. H. Lovell and wife, by deed from R. P. Sadler and wife, dated October 1, 1926, and of record in Book 742, Page 622, said Register's Office; thence with the northerly margin of Elkins Avenue eastwardly 40 feet; thence northwardly 150 feet to a dead line; thence westwardly and parallel with Elkins Avenue 40 feet to said Lovell's northeast corner; thence with said Lovell's east line, southwardly 150 feet to the beginning.

Being the same property conveyed to Steven E. Griffin and wife, Sharon S. Griffin by deed of record in Book 7914, Page 792, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

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unimproved ( )
This is improved (X) property, known as 5310 Elkins Ave., Nashville, Tennessee 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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; 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/our hand(s) this 28th day of June, 2005.

Steven E. Griffin

Sharon S. Griffin

Davidson County DEEDWARR
Recvd: 06/03/05 12:57 2 pgs
Fees:13.00 Taxes:632.70

20050603-0063419

STATE OF TENNESSEE

COUNTY OF Williamson

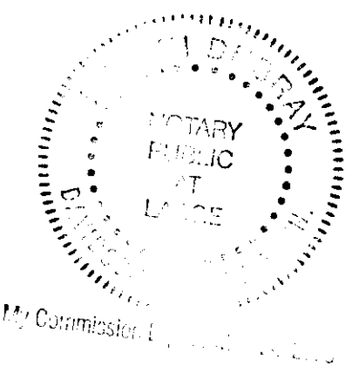
I, Carol T. Baker, a Notary Public of the County and State first above written, do hereby certify that Steven E. Griffin and wife Sharon S. Griffin personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 28th day of June, 2005.

Notary Public

My Commission Expires:

(SEAL)




**RETURN TO:**

PRESTIGE TITLE, LLC
1600 Westgate Circle, Ste. 200
BRENTWOOD, TN 37027
615-515-6800