BOX 15

This instrument prepared by:
Brenda R. Lehman, Attorney at Law, an employee of
First American Title Insurance Company
Six Cadillac Drive, Suite 190
Brentwood, Tennessee 37027
(615) 371-8999

File No.: **2120-857092**

Davidson County DEEDWARR
Recvd: 06/17/05 15:47 3 pgs
Fees:18.00 Taxes:471.75

20050617-0069801

WARRANTY DEED

THIS INDENTURE, made and entered into this **Fifteenth day of June, 2005**, by and between **Kimberly A. Sorensen, Unmarried**, parties of the first part, and **Jennifer Griffith**, party of the second part, *unmarried

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

BEING LOT NO. 105 ON THE PLAN OF RIVER TRACE ESTATES, PHASE I, SECTION 2, LOTS: 97-104, 102-108, 110, 113-119, 122-123, 130-134, 163-164, 177-184 AS OF RECORD IN PLAT BOOK 6900, PAGE 741, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO KIMBERLY A. SORENSEN, UNMARRIED BY WARRANTY DEED FROM FOX RIDGE HOMES, INC., RECORDED ON THE 27TH DAY OF OCTOBER, 1995 IN DEED BOOK 9839, PAGE 946, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to:
(1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.
2005

Parcel ID # **062-02-0-A 105.00 CO**
X Improved OR
Unimproved property located at: **2916 Steamboat Drive, Nashville, Tennessee 37214**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

Jennifer L Griffith and Jennifer Griffith are one and the same person.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Kimberly A. Sorensen

STATE OF **TENNESSEE**

COUNTY OF **WILLIAMSON**

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Kimberly A. Sorensen, Unmarried** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as **her** free Act and Deed.

Witness my hand and Notarial Seal this **Fifteenth day of June, 2005.**

Notary Public

My Commission Expires: 7/29/07

****

Owner's Name: **Jennifer Griffith**

and Address: **2916 Steamboat Drive**
Nashville, TN 37214

Mail tax bills to, (Person or Agency responsible for payment of taxes)
New Century Mortgage Corporation
3109 W. MLK Blvd. #300
Tampa, FL. 33607

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$127,499.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **Fifteenth day of June, 2005.**

Notary Public

My Commission Expires: 7/29/07