File Box 8

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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W & I Ref:(gj) Title No: 46437
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 06/28/05 13:42 2 pgs
Fees:13.00 Taxes:676.73
20050628-0074322

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
James M. Koger Miles E. Koger 119 Matthew Lane Nashville, Tennessee 37215	SAME

TAX MAP-PARCEL NUMBERS: 117-07-D-030

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$182,900.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Rory Griffin, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James M. Koger and Miles E. Koger, ,joint tenants with right of survivorship** 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:**

A Condominium Apartment in Davidson County, Tennessee, Being Unit No.30 of the Amended Condominium Site Plan of Park Green, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 6250 page 253 Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to Rory Griffin by deed from Lesley G. Martin, unmarried of record in Doc. No. 20040106-0002070, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2005, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6250, Page 253, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description; Deeds of Conveyance to the Metropolitan Government Department of Water and Sewerage Services of record in Book 7275, page 808 and page 811, said Register's Office; The provisions of the condominium Master Deed of record in Book 6247, page 872, Book 6453, page 717, Book 8430 page 364, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This is improved property, known as: 119 Matthew Lane, Nashville, Tennessee 37215

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 27th day of June, 2005.

Rory Griffin

State of TENNESSEE
County of DAVIDSON

On this 27th day of June, 2005 , before me the undersigned authority, personally appeared Rory Griffin , 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 $182,900.00

Affiant

Sworn and subscribed before me this the 27th day of June, 2005

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

Notary Public